

ZONING CHANGE REVIEW SHEET**CASE:** C814-2014-0120 – Austin Oaks PUD**Z.A.P. DATE:** July 7, 2015**DISTRICT:** 10**ADDRESS:** Southwest Corner of Mo-Pac and Spicewood Springs Road (3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive)**DISTRICT:** 10**OWNER/APPLICANT:** Twelve Lakes, LLC (Jon Ruff)**AGENT:** Drenner Group (Amanda Swor)**ZONING FROM:** LO, LR, GR, SF-3 **TO:** PUD**AREA:** 31.37 acres**SUMMARY STAFF RECOMMENDATION:**

Staff continues to review the most recent Update submitted by the Applicant on April 30th and the most recent TIA that was submitted on May 26th. As of early June, the Applicant is still addressing comments related to Environmental Review, Heritage Tree Review, Transportation Review, Public Works, Watershed Protection Review, and Zoning Review.

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 16, 2014;	APPROVE STAFF'S REQUEST FOR AN INDEFINITE POSTPONEMENT WITH A STATUS REPORT TO BE PRESENTED TO THE COMMISSION AT THE FEBRUARY 17, 2015 PUBLIC HEARING [S. COMPTON; G. ROJAS – 2 ND] (6-1) J. GOODMAN ABSTAINING; R. MCDANIEL ABSENT.
February 17, 2015;	STAFF GAVE A BRIEFING ON THE STATUS OF THE CASE. THE COMMISSION REQUESTED AN ADDITIONAL BRIEFING ON APRIL 7 TH .
April 7, 2015;	STAFF GAVE A BRIEFING ON THE STATUS OF THE CASE. THE COMMISSION REQUESTED AN ADDITIONAL BRIEFING ON MAY 5 th .
May 5, 2015;	STAFF GAVE A BRIEFING ON THE STATUS OF THE CASE.
June 16, 2015;	MEETING WAS CANCELLED DUE TO INCLEMENT WEATHER. CASE WAS SCHEDULED AND RE-NOTICED FOR JULY 7, 2015.
July 7, 2015;	

DEPARTMENT COMMENTS:

The subject property includes 12 parcels that collectively total 31.37 acres of land that was developed as an office park in the 1970's. The office park consists of 12, two to three-story buildings and associated surface-level parking lots. The properties are divided north and south of Executive Center Boulevard with all parcels having driveway access from Executive Center Drive. The two parcels that are at the northeast and northwest corners of Wood Hollow Drive and Executive Center Drive also have driveway access from Wood Hollow Drive. Executive Center Drive is accessible from Hart Lane, Wood Hollow Drive, and from the south bound Mopac Express Way feeder road.

The property is currently designated with limited office (LO), neighborhood commercial (LR), and community commercial (GR) district zoning (see Exhibit B). There are also two 25-wide family-residence (SF-3) zoned strips along the western boundary of the project at Hart Lane; these strips predated compatibility standards, and were to serve as a buffer to residential properties on the opposite side of the roadway. These SF-3 portions have been incorporated into the PUD, along with the existing LO, LR, and GR zoning tracts.

The property, and surrounding neighborhood, is not part of an active or near-future neighborhood planning effort. Surrounding properties are a mix of residential and commercial uses. North of Spicewood Springs Road lies the Balcones West neighborhood, which is mostly family-residence (SF-3) zoning, with office and commercial zoning (LO, LR, and GR) along Spicewood Springs. Mopac is adjacent to the property along the east of the project, with the Allendale neighborhood beyond. Low-density multifamily residential zoning (MF-2) lies to the south, again with some office and commercial districts (LO, GO, LR, GR, and CS-1) along Mopac and Greystone Drive. Hart Lane marks the western edge of the project, beyond which is predominantly family-residence (SF-3), with some higher density residential (SF-6 and the 1979 Williamsburg PUD) along Spicewood Springs at the north.

The Applicant has requested PUD district zoning in order to build a mixed-use development that will include 277 residential units, a maximum of 50,000 square feet of restaurant uses, 30,000 square feet of civic or pedestrian oriented uses and 910,000 square feet of office uses. Per the Land Use Plan submitted on April 30, 2015 (please refer to Exhibit A), buildings in the development will have maximum heights ranging from 60 feet to 120 feet in certain areas of the development. Additionally, the development will provide 4.1 acres of parkland that will be privately maintained at the very least.

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations.

City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two

categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

As more fully detailed in the Tier Table and Land Use Plan (please refer to Exhibit B & A) this proposed PUD intends to meet or exceed all of the applicable Tier 1 items (11 of 12 items), meets all three additional Tier 1 items (*Commercial Design Standards*), and offers some elements of superiority in nine of the 13 Tier 2 categories (*Open Space; Environment/Drainage; Art in Public Places; Community Amenities; Transportation; Building Design; Affordable Housing; Accessibility; Local Small Business Support*).

Code Modifications

There are six modifications to Code requirements proposed by the Applicant. (please refer to Exhibit C – Code Modification chart for details)

- 25-1-21(103) *Definition of Site* – proposed modification to state that a site may cross a public right-of-way
- 25-2-243 *Proposed District Boundaries* – proposed modification to allow for the PUD area to be considered contiguous in the zoning application.
- 25-2-1063(C) *Height Limitations and Setbacks for Large Sites* – proposed modification to height limitation to accommodate heights depicted on the Land Use Plan.
- 25-2, Subchapter E – proposed modification to certain sections to allow alternative equivalent compliance to sidewalk standards.
- 25-2-492 *Site Development Regulations* – proposed modifications to allow a maximum building height of 120 feet.
- 25-2-492 *Site Development Regulations* – proposed modifications to allow a maximum floor-to-area ratio of 1:1.

EXISTING ZONING AND LAND USES:

SITE	ZONING	LAND USES
<i>properties between Hart Lane and Wood Hollow Drive</i>	LO and SF-3	Administrative and Business Office
<i>North</i>	SF-3, LR, LO	Administrative and Business Office, Single Family Residential, Automotive Repair Services
<i>South</i>	LO	Multifamily – Apartments

<i>East</i>	LO, GR	Administrative and Business Office
<i>West</i>	SF-3	Single Family Residential

SITE	ZONING	LAND USES
<i>Site – properties at the corner of MoPac and Spicewood Springs Rd.</i>	GR	Administrative and Business Office
<i>North</i>	LO	Administrative and Business Office
<i>South</i>	MF-2, LR CS-1-CO, GR	Multifamily – Apartments, Administrative and Business Office Service Station, Liquor Sales
<i>East</i>	n/a	MoPac Expressway service road
<i>West</i>	MF-2, LO	Multifamily – Apartments, Administrative and Business Office

SITE	ZONING	LAND USES
<i>Site – properties between Wood Hollow Dr. and MoPac Expwy, South of Executive Center Dr.</i>	LR	Administrative and Business Office
<i>North</i>	GR	Administrative and Business Office
<i>South</i>	CS-1-CO, GR	Service Station, Liquor Sales
<i>East</i>	n/a	MoPac Expressway service road
<i>West</i>	MF-2,	Multifamily – Apartments

NEIGHBORHOOD PLANNING AREA: n/a **TIA:** Yes

WATERSHED: Shoal Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District	742
Northwest Austin Civic Association	53
Austin Neighborhoods Council	511
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
Sierra Club, Austin Regional Group	1228
SEL Texas	1363
Bike Austin	1528
Balcones Civic Association	5
Homeless Neighborhood Association	1037
Super Duper Neighborhood Objectors and Appealers Organization	1200

North Austin Neighborhood Alliance	283
5702 Wynona Neighbors	769
Allandale Neighborhood Association	3
North Shoal Creek Neighborhood Association	126
Friends of Emma Barrientos MACC	1447
Sustainable Neighborhoods	1396

SCHOOLS:

Doss Elementary School Murchison Middle School Anderson High School

CASE HISTORIES

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C814-2008-0016 – Dell Jewish Community Center, 7300 Hart Lane	SF-3 to PUD	8/19/2008 – Apvd PUD with conditions.	9/29/2008 – Apvd PUD with conditions.

RELATED CASES:

Portions of the subject property are subject to two separate restrictive covenants. RC 7752-732 applies to a 15,876 sq. ft. portion of property located within the Lot 3A, Resubdivision of a portion of Lot 3, Koger Executive Center, Unit Two and requires a roll back in zoning from GR to LO if the property is no longer used for office uses. RC 4674-2271 applies to a 7.012 acre, platted as Lot A, Society Hill Amended Plat, generally located on the north west corner of Executive Center Drive and Wood Hollow Drive. The RC prohibits vehicular access from to Spicewood Springs Road.

The north west corner of Executive Center Drive and Wood Hollow Drive is platted as Lots 6A and 6B of the Resubdivision of Lot 6, Koger Executive Center, Unit Three Subdivision (C8S-78-277) recorded on November 9, 1978. (please see exhibit D-1)

The north east corner of Wood Hollow Drive and Executive Center Drive is platted as lots 3A, 3B, and 3C of a Resubdivision of a portion of Lot 3, Koger Executive Center, Unit Two Subdivision (C8S-77-194) recorded in volume 76, page 50 on September 30, 1977. (please see exhibit D-2)

The southwest corner of Executive Center Drive and Wood Hollow Drive is platted as Lots 8, 9, 10 of the Resubdivision of Lot 7, Koger Executive Center, Unit III Subdivision (C8S-80-226), recorded in volume 80, page 176 on December 4, 1980. (please see exhibit D-3)

The southeast corner of Executive Center Drive and Wood Hollow Drive is platted as Lot 1, Lot 2, Lot 4A, Lot 4B of the Koger Executive Center, Unit Five Subdivision (C8S-83-032), recorded in volume 84, page 7A on November 21, 1983. (please see exhibit D-4)

The portion of the subject property located at the south east corner of Executive Center Drive and Wood Hollow Drive was granted an administrative site plan approval to construct a restaurant with associated off-site parking under site plan case number SP-2013-0058CT.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Loop 1/ Mopac	400'	380'	Freeway	Yes	No	Yes
Spicewood Springs	118'-140'	82'	Arterial	Yes	No	No
Executive Center Drive	70'	30'	Collector	Yes	No	No
Wood Hollow Drive	70'-80'	40'	Collector	Yes	No	Yes
Hart Lane	70'	40'	Collector	Yes	Yes	Yes

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Tori Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov

STAFF RECOMMENDATION

Staff continues to review the most recent Update submitted by the Applicant on April 30th and the most recent TIA that was submitted on May 26th. As of early June, the Applicant is still addressing comments related to Environmental Review, Heritage Tree Review, Transportation Review, Public Works and Watershed Protection Review and Zoning Review.

EXISTING CONDITIONS

Site Characteristics

The subject property is developed with an office park that consists of 12, two to three-story buildings and associated surface-level parking lots. There are a significant amount of protected and heritage trees as well as a high degree of topographical changes across the site. Critical Environmental Features have been identified in certain areas of the subject property to include wetlands and canyon rimrocks. Foster Branch, a small stream, runs through two of the parcels.

Impervious Cover

The overall impervious cover proposed is 50% (15.69 acres) for the entire PUD area, not per individual parcels.

Comprehensive Planning

Review of this item is still ongoing.

Environmental

Review of this item is still ongoing.

Transportation

Review of this item is still ongoing.

Water and Wastewater – *Bradley Barron*

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

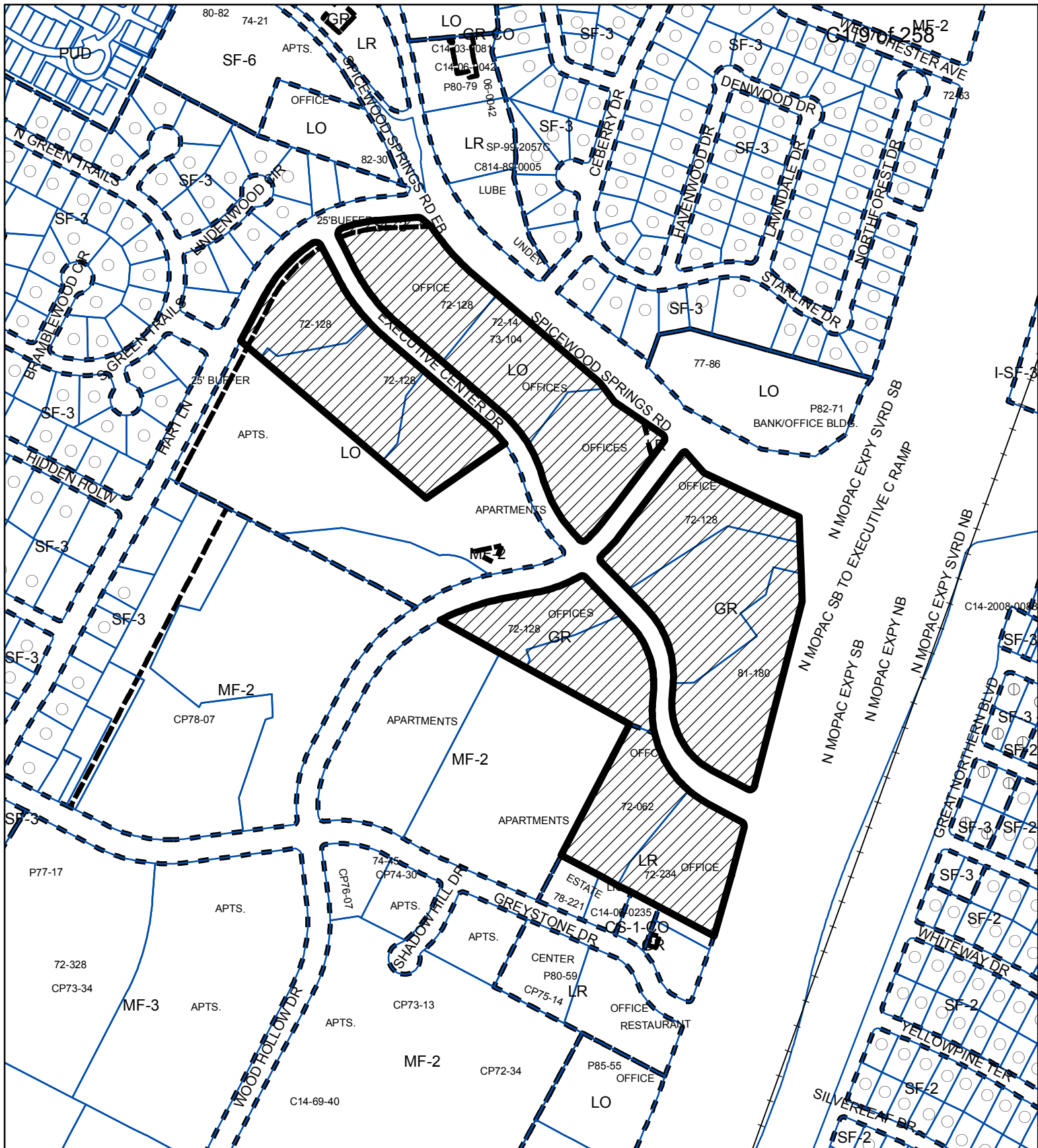
1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)
8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.




Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards

Review of this item is still ongoing.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

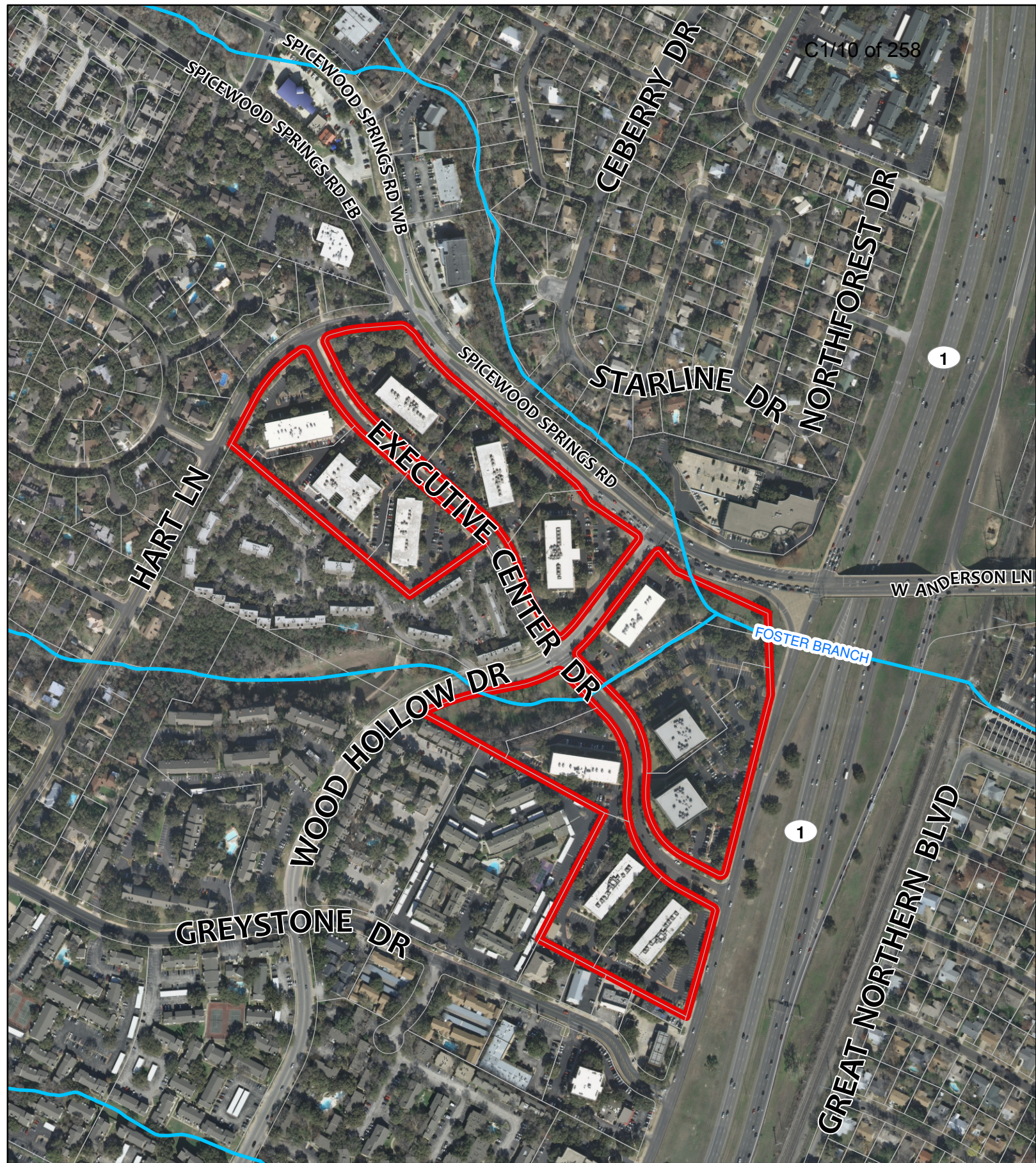
ZONING CASE#: C814-2014-0120

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





ZONING

ZONING CASE#: C814-2014-0120
 ZONING CHANGE: GR, LR, LO, SF-3 to PUD
 LOCATION: 3409 - 3737 Executive Center Dr.,
 7601-7719 Wood Hollow Dr.
 SUBJECT AREA: 31.37 ACRES
 MANAGER: TORI HAASE



From: Ann O'Connell
Sent: Tuesday, August 19, 2014 1:44 PM
To: Heckman, Lee
Subject: Email opposing Austin Oaks PUD in NWHills

Dear Mr. Heckerman:

We are writing to state our opinion against the proposed Austin Oaks PUD.

We have lived in Northwest Hills neighborhood for nearly 11 years, and our kids do or have attended the neighborhood public school, Doss. I work from home, we attend church here, and volunteer in this neighborhood. I have also relocated my elderly mother here.

This is a great neighborhood. Many of our neighbors grew up here, bought their own homes here, and attended the schools their children now attend. In that way there is tremendous "heritage" here and continuity of families and neighborhood institutional history and character. People stay because it's a great place - it is a true respite from the hustle and bustle of downtown life. When our neighbors have moved, they have literally moved across the street or down the street, just upsized. People want to stay here during all the stages of their lives, because it's a great place.

We oppose the PUD for these reasons:

1. This is primarily a residential neighborhood with pockets of commercial property tucked away, usually in very heavily treed areas. This has benefitted the neighborhood's quiet character and helped us to keep the heat footprint of the area down. As we have lived here, we are amazed at how integral the trees have become to us as the drought has lingered and as temperatures have continued to climb. The physical character of this area is a respite from the hustle and bustle of Mopac and downtown.

2. The area public schools are filled and significantly over capacity. With the recent bond election failing and no reasonable hope of any additional schools, the schools have had to resort to adding portables, usually several every few years. At Doss, there is not even a lot of room left to add portables - we have watched their green space shrink with the addition of more and more portables over the last 11 years. We cannot absorb any more children in these schools, especially from large residential developments.

3. The neighborhood has more traffic than it should. It is very hard to get out of the neighborhood in morning rush hour - to get to Mopac - because major arteries are blocked by school zones. We have a lot of back traffic through the neighborhoods which put our kids at risk when they walk or bike to school. Walking/biking to school is an AISD initiative to promote kids' health but also reduce traffic. Unfortunately, other drivers have not slowed down to accommodate this change and at Doss we have had not one but TWO crossing guards hit by cars in the last year. We have also had an adult walking from a school be hit by a car.

A large residential development at Mopac and Spicewood Springs will result in a lot of clogging of the Mopac access roads and more back traffic through the neighborhood at critical times of the day.

4. A high rise development, much less several high rises, will change the character of the neighborhood. **We do not seek to be another down town urban condo mixed use dense neighborhood.** That is not what NWH is. We enjoy a calmer, quieter, family, community feel. High rises, bars, and dense mixed use will not add to that. To approve this development would be like creating a totally different character of a neighborhood right in the middle of ours which would severely negatively impact NWH.

Please do not approve this PUD.

Sincerely,
Ann & Doug O'Connell
6603 Mesa Dr.
Austin, TX 78731

From: Wade T Owens
Sent: Tuesday, August 19, 2014 1:52 PM
To: Heckman, Lee
Subject: Fw: Austin Oaks - our opinions

please see below and thank you for your time.

From: [Joyce Statz](#)
Sent: Tuesday, August 19, 2014 1:32 PM
To:
Cc:
Subject: RE: Austin Oaks - our opinions

Jennifer and Wade,

Thank you so much for your thoughtful comments about the proposed PUD. We'll count you in our consolidated list as being OPPOSED.

Please also consider sending your comments to the case manager for this zoning case Lee.Heckman@austintexas.gov and to City Council, as they consider this re-zoning case: <http://austintexas.gov/mail/all-council-members>

Thanks!

Joyce Statz, President, NWACA

From: Wade T Owens
Sent: Tuesday, August 19, 2014 10:55 AM
To:
Cc: Jennifer
Subject: Austin Oaks - our opinions

good morning.

Jennifer and I will not be able to make the meeting tonight, but wanted to express some thoughts and our interest in this potential debacle.

both of us grew up in NWH, attended schools here and are now raising our 3 daughters quite literally in the same house in which Jennifer grew up. we are both very familiar with the area in which it is being proposed to build a significant amount of new commercial and residential structures.
some thoughts (our biggest concerns):

1: schools. it is being estimated that the new residential area would add 125-150 students into our already extremely over burdened neighborhood. having sat in on a number of AISD meetings about our school overcrowding issues, I can truthfully say I don't think anyone would think adding students is a good idea. not to mention, its seems all historical estimations of the numbers of children coming into the schools have wound up being low, compared to actual. in this neighborhood, your "turnover" is not linear so to speak. the people moving out are not being replaced by similar households. to be perfectly honest, the people that move (typically) are older couples with no kids in the system any more, to be replaced by families with children wanting to be enrolled in our excellent schools. so to think that adding 150 kids is no big deal, is quite incorrect (and probably not a high enough estimation). at 150 kids divided by 13 (k-12) that equates to 11.5 kids (let's call it 12, since there are no half kids) per grade, minimum. just at Doss, that would be 72 (12 x 6) more kids. you would need to add 2 more (4 rooms total) portables to the school to handle these kids. have

you driven by Doss lately? its already a small city of portables. 2 more were added just the past summer (and now we no longer have a track). it is ridiculous. Doss' 2013-14 enrollment was at 849 students which is 156.3% of capacity (543). adding 72 more kids would take total volume to 921 and 169.6% of capacity. please let that number sink in *169.6% of capacity*. and that's just Doss and doesn't even address the cafeteria, etc. Murchison has similar issues (my child has eaten lunch sitting on the floor due to lack of room at the tables), as does Anderson. our schools simply cannot withstand any more children in them.

2: traffic. this neighborhood was not built to handle large amounts of traffic. the main streets have remained (essentially) the same since they were put in. how do I know? because I remember them from 30 years ago and drive them daily now. and further, one of the main thoroughfares (far west blvd) was actually just "shrunk" by adding dedicated bike lanes. ask yourself why spricewood springs seems like such a strange and windy road. because when it was put in, it clearly wasn't designed to withstand the traffic it gets now, much less what is potentially being asked of it. restriping and such has only put a bandaid on the problem over the years; too much cut thru traffic. add in a significant amount of "destination traffic" and you have a real problem on your hands.

Northwest Hills is a family neighborhood first and foremost. always has been. by adding high rise commercial and residential both, you are dramatically changing the face of one of Austin's oldest and most respected (and desired) neighborhoods. plain and simple, there is a reason people want to have a 78731 zip code, and it has nothing to do with high rises.

thank you for your consideration

Jennifer and Wade Owens

From: Gregory Choban
Sent: Wednesday, August 20, 2014 8:58 AM
To: Heckman, Lee
Subject: Austin Oaks PUD

Mr. Heckman,

I am a resident of Northwest Hills and last night I attended a briefing on the proposed Austin Oaks PUD near the intersection of Spicewood Springs Road and MOPAC. The information presented was very clear and very disturbing. The developer is asking for a PUD because the current zoning, which is the proper zoning for our neighborhood, would not allow him to build concentrated office space, maximizing his potential profits.

I don't care a bit about his potential profits. I am totally opposed to this PUD request. We live in a residential neighborhood, not a business district, and we want to keep it that way. The main consideration is the additional traffic, for which our nearby city infrastructure is already totally inadequate. I am convinced that there are no minor road enhancements that would ease the new load caused by the proposed large increase in office space.

Please do not approve this PUD.

Sincerely,

Gregory Choban
4002 Edgerock Drive 78731

-----Original Message-----

From: Donna Carlson

Sent: Wednesday, August 20, 2014 4:15 PM

To: Heckman, Lee

Subject: Austin Oaks PUD NO NO

I am against having a PUD at Austin Oaks. This area cannot accommodate that much increase in traffic and people. I live with my backyard to this planned development and it greatly saddens me. I have lived here peacefully for 25 years and am a born and raised Austinite. I am really upset. Also, this area will never look the same because of all of the large beautiful oak trees that will lose their lives.

Please do not support this.....we need your help Council.

Thank you,

Donna Carlson

Sent from my iPad

From: Jeanne Minnich
Sent: Wednesday, August 20, 2014 5:09 PM
To: Heckman, Lee
Subject: Northwest Austin PUD

Mr. Heckman,

I have noted with great concern the proposal of a PUD in Northwest Austin. I would like to go on record by saying that I vehemently object to this. With all the attendant problems of greatly increased traffic (which means new and widened roads), many more children (which means adding new schools), and associated increased taxes, it is a monster for which we will pay dearly for years to come.

Please reject this proposal. Thank you.

Sincerely,

Jeanne Minnich
11703 Drayton Dr.
Austin, TX 78758

From: Charles Simpson
Sent: Wednesday, August 20, 2014 5:12 PM
To: Heckman, Lee
Subject: Planned Rezoning in Northwest Austin, Texas

August 20, 2014
City of Austin Planning-Lee Heckman

I am writing this in opposition to a planned rezoning of 31 acres of developed property located at the Southwest corner of MoPac and Spicewood Springs Road in Northwest Austin. The project is proposed by the Spire Realty Group, LP of Dallas, Texas, to be rezoned as a Planned Unit Development

The planned project would replace an existing area consisting of 2 to 3 story office buildings with three office building of 8, 14 and 17 stories in height, plus 36 townhomes, 574 apartments and a few retail sites.

Currently, the site is blanketed with old seasoned oak trees, which would be destroyed in the new construction project.

In my opinion, the proposed Austin Oaks PUD would have a significant negative effect on the existing residential environment in the Northwest Austin Area.

A few items for consideration follow:

INFRASTRUCTURE

The existing roadway infrastructure is currently having a difficult time accommodating the current level of automobile traffic. MoPac and Route 360 are both currently experiencing significant traffic congestion during peak traffic periods. It is not difficult to project the additional mobility impact that would result from the proposed PUD. Limited access to MoPac and Route 360 from the site area currently exists and the additional traffic would certainly result in traffic backing up to and from the proposed PUD, from both MoPac and Route 360.

Spicewood Springs Road, Mesa Drive and Far West Boulevard were not designed to accommodate commercial and residential traffic of such magnitude. All three streets, in short order, lead into single lane roadways. The single lane extensions lead into residential housing areas or, in the case of Spicewood Lane, a single lane roadway that joins Route 360.

WOODLAND ENVIRONMENT

The project involves the destruction of a significant number of aged oak trees; that have historically been a cherished environmental asset to the residents of the northwest

community. The proposed planting of a few replacement trees would not be a suitable substitute.

Currently, Austin residents are not allowed to remove a single oak tree, without a justifiable reason. Certainly, the removal of a significant number of mature oak trees cannot be reasonable justified.

-

EXPANSION

An approval for this monstrous project would be a precedent that would encourage further development of downtown-sized buildings in a historically residential environment. I have no desire to live in a Dallas, Texas-styled area of expanding high-rise office buildings. It's a given; if you give real estate developers a foothold, they will build. **It's their nature: build, take your profit and move on!**

SCHOOLS

Currently, our northwest Austin schools are at capacity.

PROPERTY VALUES

It is certain that the valuation of the proposed PUD by our taxing authorities would result in significant upward appraisals of our prevailing residential real estate valuations in the northwest area of Austin.

In consideration of the above, I strongly oppose the planned rezoning into a PUD and request your assistance in rejecting this proposed invasion of a currently built out and stable area of Austin, Texas.

Sincerely,

//signed//

CHARLES A. SIMPSON
8104 Meandering Way
Austin, TX 78759

Telephone: 512.346.8594

Carolus - Le Flâneur
Que Dio La Benedica Ogni Angolo Del Mondo!

From: Diane Dean
Sent: Thursday, August 21, 2014 10:37 AM
To: Heckman, Lee
Cc:
Subject: Dallas Developer's PUD

I am writing to express my concern and appall that such a "MONSTER" PUD is being proposed for a residential neighborhood like Spicewood near Hart Lane. Spicewood Springs Rd. is already too busy and noisy, having increased east/west traffic the last 10 years at an alarming rate. WHERE will all those cars driven by hundreds more people go??? Schools are full, we don't need more shopping, and we don't need our trees and land decimated by DALLAS money hungry developers capitalizing on Austin's popularity. We don't WANT to look like Dallas...I moved back to get away from Dallas. I grew up in Austin and we've had ENOUGH overrunning and overbuilding a once nice place to live. We have some neighborhoods left...LEAVE THEM WITHOUT high rises and McMansions.

Please stop this invasion.
Thank you,

Diane Dean

Manager, Organization Development, HR
Tokyo Electron U.S. Holdings
Office 512.424.1193
Cell 512-293-3815
FAX 512.424.1045

Leading with innovative solutions that enable people and organizations to succeed in alignment with corporate values and strategies.

***"A moment of patience in a moment of anger saves you a hundred moments of regret."* unknown**



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From: Michelle Monk
Sent: Thursday, August 21, 2014 12:36 PM
To: Heckman, Lee
Subject: PUD application for Spicewood and Mesa

Dear Mr. Heckman,

This is regarding the PUD proposal for Spicewood and MoPac.

I am strongly against the rezoning of this area for the following reasons:

1. Our schools are already over capacity. Any additional residential living is going to cause additional problems for our kids' learning environment.
2. This portion of Spicewood Springs road leads into an area of town comprised of a combination of office buildings and residential properties that is one of the prettiest in Austin. We shouldn't cause damage to such a beautiful area by the development of tall structures and retail space.
3. The majority of the section of Spicewood Springs between Mesa and 360 is still only 2 lanes wide. This is already insufficient for the amount of traffic this road sees, and from what I learned at the meeting with the PUD developers, that section of Spicewood Springs won't be evaluated in relationship to this plan. This is a problems as the majority of people who live west of 360 will use that section of Spicewood to get to the proposed new buildings.

Thank you for considering my concerns.

Sincerely,

Michelle Monk
4711 Spicewood Springs Rd. #175
Austin, TX 78759

--

MichelleMarieMonk (M3)

From: D.Fox
Sent: Thursday, August 21, 2014 1:09 PM
To: Heckman, Lee
Subject: Opposing PUD for Mesa Oaks

Lee,

I am a resident of the Mesa Trails neighborhood located off Mesa Drive near Spicewood Springs and attended the PUD zoning public hearing on Tuesday. I am writing to you today to voice my strong opposition to any rezoning attempt for the Mesa Oaks development.

For me, the basic question which was never answered at this hearing was "how does this PUD proposal improve our neighborhood". The developers obviously plan increased density to increase their profit, but the Northwest Hills neighborhood is the wrong area for increasing density. Students and traffic in the area are already overwhelming existing facilities - increasing both as a result of this PUD would only hurt the quality of life in surrounding neighborhoods.

As president of the Mesa Trails HOA I am already working to actively involve our 47 homeowners in the PUD hearing and approval process, and will continue to do so as long as this PUD is being considered for our area.

Regards,
Dave Fox

From: Donna Carlson
Sent: Thursday, August 21, 2014 6:54 PM
To: Heckman, Lee
Subject: Austin oaks PUD...NO

Please don't ruin our nice neighborhood. Do NOT support the PUD.

Thanks

Donna

Sent from my iPad

From: Darrell Hobbs
Sent: Thursday, August 21, 2014 7:37 PM
To: Heckman, Lee
Subject: Austin Oaks PUD

I am writing you out of concern for the proposed PUD of Austin Oaks. Our Northwest Hills area is a really good place to live but we hear with the PUD, our streets will become clogged with traffic from the high density of condos and apartments packed into a small 31 acre area. We have a number of apartments in this area already from Hart Lane to Wood Hollow, and they alone already create more congestion than is needed. Add to this, we are told this Dallas developer (not a caring Austin citizen) will do whatever it takes to get this PUD designation through. He doesn't really care how many of the old oaks he cuts down, he's not interested in how much traffic is increased and he's not interested in or cares if this ruins a wonderful older neighborhood of Austin. He will just build this piece of crap development, collect from his investment and sit in Dallas and attempt to do this again either here or some other place he chooses. Only our city council and you stand between his greed and our beautiful neighborhood. Even if you don't care about this area of town, I hope you care enough about Austin to stop this from happening in old developed areas of Austin. They could do this in the area you live in too. Also, I've heard if this PUD is granted, the other owners of old apartments in this area could and might consider requesting a PUD designation of their land to over develop the properties with high rise buildings. High rise buildings need to be downtown, not in Austin neighborhoods. Thank you.

From: Harriett Kirsh Pozen
Sent: Thursday, August 21, 2014 9:32 PM
To: Heckman, Lee
Subject: Fwd: PUD application for Spicewood and Mesa

Dear Mr. Heckman,

This is regarding the PUD proposal for Spicewood and MoPac.

I am strongly against the rezoning of this area for the following reasons:

1. Our schools are already over capacity. Any additional residential living is going to cause additional problems for our kids' learning environment.
2. This portion of Spicewood Springs road leads into an area of town comprised of a combination of office buildings and residential properties that is one of the prettiest in Austin. We shouldn't cause damage to such a beautiful area by the development of tall structures and retail space.
3. The majority of the section of Spicewood Springs between Mesa and 360 is still only 2 lanes wide. This is already insufficient for the amount of traffic this road sees, and from what I learned at the meeting with the PUD developers, that section of Spicewood Springs won't be evaluated in relationship to this plan. This is a problems as the majority of people who live west of 360 will use that section of Spicewood to get to the proposed new buildings.
4. The traffic study for this development predicted 21,000 extra car trips per day at this intersection.

Thank you for considering my concerns.

Sincerely,

Harriett Kirsh Pozen

4711 Spicewood Springs Rd. #
286
Austin, TX 78759

From: Stephanie Foster
Sent: Thursday, August 21, 2014 10:05 PM
To: Heckman, Lee
Subject: Spicewood Springs Road

Mr Heckman, I live on Spicewood Springs Rd and have for the past 11 years. I am very distressed over the over building of large tall structures, that have affected in a very negative way, the appearance of this lovely area and our traffic along Spicewood Springs. Those of us that live between Mesa and 360 on Spicewood are unable to pull out of our developments in a timely manor due to the huge increase in traffic and now you are going to build more to add to an already bad situation.

Please reconsider this additional building and don't do it.

Thank you, Stephanie Foster
4711 Spicewood Springs Dr.

From: Mark Jacks
Sent: Friday, August 22, 2014 11:33 PM
To: Heckman, Lee
Subject: Opposition to Austin Oaks Redevelopment

I oppose the radical changes proposed for Austin Oaks.

While I recognize the landowner's rights are important, we have a set of building codes and zoning that are in place to ensure responsible development is matched to the surrounding environment. If the builders want to comply with the codes that were in place when they bought the property, that is fine with me.

If the builders want to change the code to the detriment of others, that is not acceptable.

Rgds,

Mark Jacks
6005 Highlandale Drive
Austin, TX 78731
(512) 454-5337

From: The Newtons
Sent: Friday, August 22, 2014 8:51 PM
To: Heckman, Lee
Subject: Stop Austin Oaks PUD

Dear Lee Heckman,

I would like to take this opportunity to thoughtfully and sincerely state our family's opposition to the proposed Austin Oaks PUD in our Northwest Hills neighborhood. We came here about 12 years ago and clearly remember and treasure the relative peace and quiet and "normal" level of civil traffic flow, school capacity percentages and general good quality of life we experienced in our first few years. This has changed significantly over the years and problems of congestion, safety, as well as noise and pollution levels, as well as the way people now routinely speed down our extremely busy and dangerous street (we live on Far West Blvd.) has made our lives quite different from our earlier days. And not for the better. I don't feel as safe walking, biking or driving, or even teaching my children to drive in our immediate neighborhood to give you an example, plus I am extremely concerned about the way Doss Elementary School has been stretched beyond the limit in the last few ! years.

Adding stress to an already overstressed formerly comfortable and pleasant, safe neighborhood in which we already pay very high property taxes for what feels like an ever-decreasing standard of life does not add up and is asking far too much of residents. It is a clearly greedy plan which will benefit fewer than it will sacrifice, and does NOT serve the neighborhood the way it is being worded by the developer. The city is already in a crisis as far as congestion and traffic patterns, and we know first-hand each day as we commute twice daily across town to both magnet and private schools because our local neighborhood school's cannot meet our needs. Even though my husband's work is close (across Mopac) it is still a trial moving through local gridlock.

Please say no to this plan. Don't further jeopardize this gem of a neighborhood any more than it has been. If you can't help us, at the very least don't make life worse for us here in Northwest Austin. Please stay focused on WATER, ENERGY, and RELIEVING congestion, not adding to it. It is your job to protect the city and its so-called quality, not cater to distant companies and individuals who have nothing invested in our lives day-in, day-out.

Thank you,
Very Sincerely,
Karla Newton and Family
4203 Far West Blvd.
Austin, TX 78731

From: Alan M. Cohen
Sent: Saturday, August 23, 2014 8:38 AM
To: Heckman, Lee
Subject: Austin Oaks PUD

Mr. Heckman:

I live in Northwest Hills and this email is to notify you of my opposition to the proposed PUD for Austin Oaks at Spicewood Springs Rd. and Mopac. It is obvious that our neighborhood public schools cannot accommodate the density proposed and our neighborhood cannot accommodate the traffic. I attended the recent community meeting at which the developer provided its arguments in support of the PUD, and I was not at all persuaded that the proposed PUD will do anything to benefit the community. There is nothing superior about the planned development.

Thank you.

Alan M. Cohen
7619 Rockpoint Dr.
Austin, TX 78731
(512) 853-0031 (mobile)

From: Tracy Champagne
Sent: Saturday, August 23, 2014 10:34 PM
To:
Subject: Re-zoning of Spicewood Springs @ Wood Hollow & Hart Lane

As a homeowner at Spicewood Springs Road & Hillrise Drive, I commute DAILY past the area involved en route to MoPac access. The intersections of S. Springs Rd @ Wood Hollow & the MoPac/Anderson Ln exchange one block away are already excessively congested. The proposed increased development of that area would have DISASTROUS effects on traffic. The backups at those two consecutive intersections are already a major problem. Also noteworthy is the fact there are no buildings anywhere near the heights being proposed to be built there; any structure built higher than the current structures is totally unacceptable to the appearance/feel of the Northwest Hills/Balcones Hills subdivisions that are located nearby. So many beautiful mature oak trees would have to be sacrificed, and developer plans to "replace" them is a bunch of baloney--with all of the extra concrete & steel, where is there room for them?? Saplings don't grow into mature trees overnight!!

I am adamantly AGAINST any re-zoning of the proposed area. High rises need to be limited to downtown to fit in with other buildings of their kind & kept out of established neighborhoods, where they would be an eyesore. Please fight to the finish to preserve our neighborhood!!

Sincerely,

Tracy Champagne
8001 Hillrise Drive
(512)338-0661

From: Kim Champagne
Sent: Sunday, August 24, 2014 4:24 PM
To: Heckman, Lee
Cc:
Subject: Case Number CD-2014-0010

Dear Mr/Mrs Lee Heckman~

As a homeowner at Spicewood Springs Road & Hillrise Drive, I hope you do the right thing and keep "Old Austin Neighborhoods" protected from this developer.

I have lived in Austin nearly my entire life (over 45 years), and, I have seen lots of changes: some good and some bad.

This one is bad. To put a 12-17 story buildings, with shops, overcrowd our schools and bottleneck traffic right-away...in addition to, tearing down old-old heritage oak trees....is simply ridiculous.

When we first moved to Austin in the early 70's, our contractor who built our house said "trees are very important in Texas" and left a tree standing right in the middle of our driveway. I have never seen that before. But, what a forward thinking contractor. This is how it should be, nature and communities living as one.

Plus, we are in a drought. I hate to be selfish; however, nature and water are precious commodities. Please let's be smart and turn this rezoning project down. Once again, in the 70's, I know what it is like to be without water. As a child, we would carry buckets up to the local fire department to get water in July & August. We would take baths in the pool with the chlorine. Please let's not overextend our resources like this again. It is not fun.

Austin is a city with a home-town feel. Please, please...Keep the high rises around downtown Austin, not in the suburbs. Leave Northwest Austin by MoPac and Spicewood Springs Road as is.

I normally don't feel strong enough about an opinion to get involved; But, this time I beg you... This would be a big mistake. Please do not let this happen.

Sincerely,
Kim Champagne
8001 Hillrise Drive
(512) 338-0661

From: Frank/Barbara Dewhurst
Sent: Sunday, August 24, 2014 5:14 PM
To: Heckman, Lee
Subject: Austin Oaks, PUD???

Lee Heckman and Zoning Committee,

I am a resident of the Williamsburg HOA at 3806 Williamsburg Circle and want to express my concerns on the proposed Austin Oaks PUD.

1. It should not be designated or zoned a PUD.

The zoning should be multi-family residential for Areas A and G.

Areas B, C, D, E and F should be zoned as Commercial/Retail.

With these designations all City of Austin zoning rules will apply indefinitely.

2. The projected increase in vehicle trips means that the City of Austin will have to invest major revenue in improving the roadways and Anderson/Spicewood bridge to accommodate the increase in traffic. Please note the traffic backup that exists now!

Does the City of Austin or the State Highway Dept. have the funds available do these improvements?

The Developer states that Light Rail will relieve the traffic congestion, I have seen NO plans for light rail for this area, and probably not in the next 20-30 years!

3. Is the City of Austin going to require the Developer to build energy/solar efficient structures? Also water saving landscapes such as xeriscaping.

4. Is the City of Austin requiring that the Developer build the maximum sidewalks so that residents and workers in the office/retail complexes can walk to restaurants and retail stores.

5. Has the Developer planned for adequate parking spaces for 610 residential (Apartments/Townhomes). plus over 900,000 square feet of office/retail/restaurant space?

Street parking should be restricted.

I am not against this project but I do want the City of Austin to take into consideration the concerns of the current residents and business's in the immediate area. The concerns and questions I have stated are extremely critical to all of us living and working in NW Austin.

Sincerely

**Frank B. Dewhurst
3806 Williamsburg Circle
Austin, TX 78731-1929
tel: 512-343-1102**

From: John Rhodes
Sent: Sunday, August 24, 2014 8:45 PM
To: Heckman, Lee
Subject: Austin Oaks

You probably have or will get several e-mails about this proposed PUD.

Here is my piece.

I oppose the proposed PUD because it would despoil a really pretty neighborhood which is already well-designed and is well-wooded. We would get construction for up to 10 years; huge traffic increases; vastly worsened school overcrowding; lots of trees cut down; and tower blocks in residential suburbs! The benefits: increased profits for the new owners (in Dallas?); more tax revenue for the city (neutralized, though, by the need to spend on improved infrastructure particularly roads and schools).

We should keep the existing zoning and carefully monitor design proposals for any new construction. The present PUD proposal is so outrageous that I suspect this developer's motives.

John Rhodes, 8610 Tallwood Drive 78759

From: Jim Johnson
Sent: Sunday, August 24, 2014 9:32 AM
To: PDR Help
Cc:
Subject: Austin Oaks PUD

This message is from Jim Johnson.

TO: Lee Heckman

We would like to share some of our concerns about the Austin Oaks PUD, if we may.

1. If this area is considered a neighborhood center for planning purposes, how can a 17 story, 304,000sqft building be considered as a neighborhood structure? It seems this will set a terrible precedence for Austin planning. If Austin is serious about neighborhood centers, shouldn't they have some reasonable height limits like 8 or 10 stories. It would seem that limiting the structures to 8 or 10 stories would still afford the opportunity to create ample square footage for the commercial project.

2.How can anyone think that substantially increasing the commercial space will be superior to other neighborhood uses?

3.Using light rail as a solution to a current project seems a little unfair. If the traffic studies are anywhere near accurate, it will be an incredible hardship on the neighborhood to dump this kind of density on to the neighborhood streets. And rest assured much of the traffic will utilize the adjoining neighborhood streets rather than the limited MoPac access.

4.How can anyone believe that adding 610 residences will not have a tremendous impact on neighborhood schools? Even with a conservative estimate of one child per two residences, that is still 300 plus students being dumped into the three already overcrowded school that serve this location.

5.And, finally, it's interesting how this zoning application must be completed by December. I'm sure there will be a lot of public participation at the November and December meetings. Since most families have so much spare time during the holiday period. We are not opposed to growth or the use of PUDs but we feel the Austin planning department needs to be diligent in establishing PUD requirements and restrictions.

Jim & Julie Johnson
7301 Waterline Road
Austin, TX 78731

From: Larry Selby
Sent: Monday, August 25, 2014 9:28 AM
To: Heckman, Lee
Subject: Austin Oaks PUD

As a homeowner at 7517 Stonecliff Drive, I am against this zoning change. We have lived at this address since 1996, and over the years have seen the traffic issues continually get worse on Spicewood Springs and Farwest Blvd. This is absolutely ridiculous to put this kind of density at this location. I cannot believe the city council is even considering this proposal.

*Larry Selby
7517 Stonecliff Drive
Austin, TX 78731
Hm: 512-342-9807
Wk: 512-331-0004
Cel: 512-461-7830*

Monday, August 25, 2014

RE: Austin Oaks Planned Unit Development (PUD)

Dear Mr. Heckman:

My wife and I are senior citizens residing in the Williamsburg - Charleston Place subdivision, with the main entrance located at Spicewood Springs Road and Greenslope Drive. Williamsburg Circle is a closed loop with no through streets. Approximately half of our 107 residences are owned by seniors 75 years of age or older, many of whom are widows or widowers.

Many of us chose this community because it provides needed protection for us to stroll, some with the help of walkers, with our beloved grandchildren and pets through our lovely grounds without fear of speeding traffic. That is not to say we do not occasionally have individuals frantically seeking access to Chimney Corners Dr., Greystone, Far West Blvd and points south, speeding around Williamsburg Circle at 45 to 50 miles per hour.

Some of our residents who still drive find pulling out onto, or crossing, Spicewood Springs at peak traffic times is harrowing. Our fear is that if the City of Austin approves the proposed Austin Oaks PUD, our fears are going to increase exponentially. With the projected increase in vehicle traffic for this area, our residents - many of whom are on fixed incomes - are going to have to pay for gates at our two entrances and "speed bumps" on Williamsburg Circle simply to protect ourselves.

We are unalterably opposed to the granting of this proposed zoning change as it will dramatically affect our quality of life (i.e., our ability to go to the grocery store, bank, post office and our doctors for example) and sense of security.

And, finally, where are we ever going to find the water to support the many large developments planned in the Austin area?

Ernest and JoAnn Street
3855 Williamsburg Circle
Austin, 78731
512-529-2896

From: Amy L. S. Bekanich
Sent: Wednesday, August 27, 2014 3:30 AM
To: Heckman, Lee
Subject: proposed PUD in northwest hills request

Dear Lee Heckman,

I am writing as a resident of the Northwest Hills residential area. It is my understanding that there is a Dallas developer who has submitted a PUD for the City Council to consider. This request to change our current zoning is not at all in the best interests of our community or city for that matter. My husband and I moved to Austin 2.5 years ago to raise our family, namely, because it is one of the few cities in the US that puts value on the things that are important to a community. Austin has put an emphasis on saving energy, saving water and preserving the natural beauty of this wonderful hill country through maintaining garden and landscapes. The currently proposed PUD will destroy our environment in NW hills. We do not want our heritage oaks to be destroyed, further land development (at the expense of our natural habitats), increases in our schools that are already greatly over crowded or 'big box' stores in our neighborhood.

We have a charming neighborhood that would eagerly welcome tasteful expansion and development - the prided "Austin" way.

Please do not let the financial temptations of "progress" allow our community to be destroyed. Let's all take the higher ground and stand our principles. Let Dallas and Houston be the monstrosities that they are but please don't let Austin head in that direction. I know we can further our city and adjust to the rising population growth in a way that is beneficial to our city all the while keeping it true to its nature. I have lived in Portland, Oregon and they have been able to avoid becoming like Seattle despite rising population. We can do the same.

Thank you so much for your time and consideration.

Sincerely,

Amy Bekanich

Amy S. Bekanich, M.D.
Cosmetic Plastic Surgeon
Diplomat, American Board of Plastic Surgery

805 East 32nd Street
Suite 101-B
Austin, TX 78705
Tel: 512-537-2633
Fax: 512-870-9321

From: stephen bekanich
Sent: Wednesday, August 27, 2014 1:41 PM
To: Heckman, Lee
Subject: Austin PUD

Dear Lee Heckman,

I am writing as a resident of the Northwest Hills residential area. It is my understanding that there is a Dallas developer who has submitted a PUD for the City Council to consider. This request to change our current zoning is not at all in the best interests of our community or city for that matter. My wife and I moved to Austin 2.5 years ago to raise our family, namely, because it is one of the few cities in the US that puts value on the things that are important to a community. Austin has put an emphasis on saving energy, saving water and preserving the natural beauty of this wonderful hill country through maintaining garden and landscapes. The currently proposed PUD will destroy our environment in NW hills. We do not want our heritage oaks to be destroyed, further land development (at the expense of our natural habitats), increases in our schools that are already greatly over crowded or 'big box' stores in our neighborhood.

We have a charming neighborhood that would eagerly welcome tasteful expansion and development - the prided "Austin" way.

Please do not let the financial temptations of "progress" allow our community to be destroyed. Let's all take the higher ground and stand our principles. Let Dallas and Houston be the monstrosities that they are but please don't let Austin head in that direction. I know we can further our city and adjust to the rising population growth in a way that is beneficial to our city all the while keeping it true to its nature. I have lived in Portland, Oregon and they have been able to avoid becoming like Seattle despite rising population. We can do the same.

Thank you so much for your time and consideration.

Sincerely,

Stephen Bekanich

From: Garrett, Mark
Sent: Wednesday, August 27, 2014 11:16 PM
To: Heckman, Lee
Cc: Emma Garrett
Subject: Concerns about Austin Oaks PUD

Mr. Heckman:

I sent the following message to the City Council: please deny the Austin Oaks PUD.

There are many reasons not to grant it, but I will focus on one that is sufficient: traffic. If the Austin Oaks PUD is granted, my NW Hills neighborhood will become a jail.

My understanding of the current number of daily traffic trips in and around Spicewood Springs and MOPAC is about 22,000. My understanding is that the developer has estimated the PUD will add 21,000 daily trips to the same area. Even setting aside the organic growth that NW Hills will experience prior to the planned development launch date, and (my understanding of) the fact that denser zoning has been granted on Far West from MOPAC to Chimney Corners--both of which will increase the existing 22,000 daily traffic trips--DOUBLING those trips, as the developer proposes, will create a nightmare of traffic that will devalue property, hurt businesses, and hurt people through traffic accidents.

The developer suggested at a recent NWACA meeting that the lights could be timed better to address this issue. While I'm sure the formal documents provided a more comprehensive and thoughtful proposal for addressing the issue, the utter inadequacy of his (surely rehearsed and anticipated) response to concerned residents is telling. The developer has no solution because none exists.

I personally, and unfortunately, had to drive east on Spicewood Springs from Mesa to Burnett at about 12:15 pm on August 20th. The traffic was dense and slow. In fact, it was so backed up at the MOPAC light that the line of cars I was in--waiting on that light--extended west of Wood Hollow Dr. It was equally bad going west on my way back. People can barely cross MOPAC now from Spicewood Springs to Anderson at lunchtime in that area; they won't have the option of doing so at all if traffic doubles (are 2,000 people going to try and eat at Torchy's tacos every day for lunch?).

Expressway traffic will also grind to a halt during the early morning and end-of-day. MOPAC northbound will back up from people trying to exit Spicewood Springs, and it will back up--as will 183, which is already painfully slow at peak times--going southbound from people trying to exit the Steck/Spicewood Springs combo exit. That southbound exit will be particularly problematic because it serves both Steck (more north) and Spicewood Springs (more south), and the left lane of the southbound access road is a left turn-only lane. As a result, traffic exiting MOPAC (including traffic merging with MOPAC southbound from southbound 183) will have to avoid the left lane and try to get to one of the 3 right lanes. This will be nearly impossible because pure southbound MOPAC traffic (not coming from 183) may take the slightly earlier exit for Steck, and such traffic will effectively form a wall that impedes the more southerly exiters from making it to the 3 right lanes.

Aside from all the other issues with this PUD, there is no solution to the perpetual gridlock that would result from doubling the traffic load in this area. Please deny it.

Sincerely,

Mark Garrett

From: Bell, Sylvia
Sent: Thursday, August 28, 2014 11:05 AM
To: Heckman, Lee
Cc: 'Arch Bell';
Subject: AGAINST Austin Oaks PUD

Dear Mr. Heckman,

I understand for my neighborhood association (Northwest Hills Austin Civic Association) that the City Council is considering approval of an Austin Oaks PUD. The PUD will mean development of 3 high rises and 600 apartments with some limited amount of retail. Based on the plan that was presented to us in August, the Austin PUD will create an enormous amount of gridlock around my neighborhood, significantly reduce the bike, pedestrian and green spaces in the area and exacerbate an already overcrowded situation in the elementary (Doss) and middle schools (Murchison). Furthermore, the current plan fails to adequately address any of these issues.

We adamantly oppose this plan and are prepared to do whatever it takes to prevent this from happening. Please advise me of how I can formally register my complaint with the City.

Sincerely,

Sylvia and Arch Bell
3804 Green Trails South
Austin, Texas 78731
(512) 431-5042 (cell)



Sylvia Bell | Managing Director of Investment Operations | **Teacher Retirement System of Texas**
816 Congress Suite 1300, Austin, TX 78701-2698 | Phone 512-542-6639
E-mail

From: Ramona Aarsvold
Sent: Thursday, August 28, 2014 1:57 PM
To: Heckman, Lee
Subject: Planned Unit Development in Northwest Hills

Please do not vote to allow the Dallas developer Steve Drenner of Spire Realty Group a PUD in Northwest Hills. Traffic, which is already getting worse by the day, will be gridlocked, and people will resort to driving through neighborhoods to get to where they want to go. Bridges and roads will have to be widened, and the taxpayers will have to pay for this, not the developer.

My son attends school at Doss, and we walk across Far West every day to get there. This is a dangerous place. Parents have to be very watchful, and Renia Jones, our crossing guard works with us to keep the children safe. Ms. Jones was chosen Crossing Guard of the Year for Austin last school year. We need someone as sharp and attentive as she is, and often this is not enough to get drivers to slow down or stop. We have police officers there regularly. We will need more police officers if this PUD is allowed, and taxpayers will have to pay for that, too.

Doss is over-crowded, and this development will make it worse. My son's classroom last year was in a portable. There were two more portables added for this school year, and there really isn't room for any more. Who will pay for the needed new schools? Once again, it will be the taxpayers. Mr. Drenner will likely get a break on his taxes, as will the businesses who are part of the PUD. The residents of the PUD housing will be renters, so will not be paying property taxes, either.

Other apartments owners will want what Drenner wants, and Austin will be seen as a place where developers can get whatever they want from our city council. Mr. Drenner is from Dallas, and cares and knows nothing about our community. Please do not allow the greed of a few outsiders to so negatively impact the people who already live in Austin.

I respectfully request a response to this email. I would like to know what your position is. Thank you.

Ramona Aarsvold, resident of Green Trails neighborhood

From: Dianne Wheeler
Sent: Friday, August 29, 2014 3:14 PM
To: Heckman, Lee
Subject: Proposed PUD for Spicewood Springs/MOPAC

The City of Austin has worked diligently in the past 15-20 years to develop the central city as a place to live and work. Having seen how successful this kind of program can be in other cities, I have been delighted to follow Austin's successful efforts.

On the other hand, I grew up in the Houston area and in my 71 years I have seen the results of the lack of planning and zoning in a large city. It is no longer even possible to know where "downtown" is in Houston. Is it where all that high-rises are in the southwest? Another area of high-rises and traffic? Which business district is central?

My husband and I have lived in Austin the past 35 years and 15 of those years have been in Northwest Hills. This is tightly-knit residential community. We have commercial centers to serve our needs without disrupting the feel of a residential area.

Considering all of the above, I am shocked that anyone in Austin would consider allowing the proposed PUD with its high-rise (17 stories??!!) buildings and no consideration for the neighborhoods. The impact on traffic at the Spicewood Springs/ Anderson Lane / MOPAC intersection is mind-boggling, not to mention the effect on MOPAC traffic.

Please do not allow these high-rise buildings to disrupt our neighborhood or to de-centralize our city even further.

Dianne H. Wheeler
6516 East Hill Drive
Austin, Texas 78731
512-346-7634

-----Original Message-----

From: Marie H. Hendrick

Sent: Friday, August 29, 2014 3:23 PM

To:

Cc: Heckman, Lee

Subject: Rezoning of Spicewood Springs@Wood Hollow &Hart Lane

I have a home at 8002 Greenslope Dr. We purchased this home in 1968, 46 years ago. I see the tremendous traffic increase each day. The proposed development would make the traffic so much worse. Please, no high rise apartments or homes, no restaurants or shops, they are only a hop, skip or jump from us now. Also, leave the beautiful live oaks undisturbed. 21,000 additional car trips per day on Spicewood Springs is simply unfair to the homeowners in this area.

Thank you for your consideration,

Marie H. Hendrick

8002 Greenslope Dr

Austin, TX 78759

512-345-0585

From: Donna Carlson
Sent: Friday, August 29, 2014 4:46 PM
To: Heckman, Lee
Subject: Austin oaks PUD

Please no PUD at Austin oaks.
Thanks
Donna

Sent from my iPad

From: George McCormack
Sent: Sat 8/30/2014 7:36 PM
To: Heckman, Lee
Subject: Proposed (PUD) zoning at Austin Oaks/Spicewood Springs and Mopac

Dear Mr Heckman,

I am writing to you to address my concerns in regards to the proposed zoning change and proposed development at Austin Oaks.

This has become an emotional issue for many residents in the surrounding area.

The developer/owner has no vested interest in the local community being based in Dallas. The proposal is purely for the financial windfall at the expense of the local community (I am not against people making a profit but not at the expense of everyone else).

This densely packed development has only detrimental outcomes for the surrounding area and the people who live here and for the city as a whole. Austin Oaks is not the central business district of Austin and should not be treated as such.

The Domain did not receive such favorable treatment and has developed in an appropriate way.

Roads will be overwhelmed with the extra traffic, including Spicewood Springs Rd ,Far West Blvd, Mesa Drive and Mopac. The current expansion of Mopac will barely address current needs. Neighborhoods will be used as cut throughs.

Local services especially schools are already overcrowded and an extra 600 apartments will only exacerbate this. Many classrooms are already in portables as the schools do not have room to accommodate current needs. The developer seemed to believe few families will want these apartments, this is laughable. Northwest hills has the best ranked schools in the city of course families will want them. Where is the infrastructure to support such a large development? Will there be more funds for expanding schools?

The City is meant to represent just that, the residents of the City of Austin not the special interests of large corporations and developers who have no interest in the quality of Austin life. I hope you can see this for what it is and please prevent this development from getting a PUD zoning.

Austin is currently in a building boom/ bubble you need to be aware for the future of Austin and safe guard it. Rezoning will be impossible to go back on and will set precedent throughout the city. 17 story buildings outside of central Austin is ridiculous, unwarranted and unwanted.

The property should be left to be developed with its current zoning.

I would very much like to come and speak to you in person, could we organize a time to do so? I can be reached at this email or at 512 5864536

Yours sincerely,

George McCormack

From: Sara Krauskopf
Sent: Tuesday, September 02, 2014 8:30 AM
To: Heckman, Lee
Subject: NO to Austin Oaks PUD

The proposed PUD for Austin Oaks is a monstrosity.

A 17 story building in the area would be completely out of character. Nowhere else along Mopac has such construction been allowed.

The proposed development would also put a huge strain on the already horrific traffic problem that Austin has. The Spicewood Springs intersection was not built to withstand the amount of traffic that the PUD would create.

The schools in the area are already over capacity. Go drive by Doss Elementary. The amount of portables already filling the yard should be criminal.

Please don't change the zoning to appease a greedy contractor.

The original zoning was put into place for a reason.

Please keep Austin a place where PEOPLE want to LIVE.

Thank you,
Sara Krauskopf

From: sewanee
Sent: Tuesday, September 02, 2014 9:41 AM
To: Heckman, Lee
Subject: NW Hills PUD proposal

Mr Heckman,

I'm glad I don't have your job. :-)

While I'm sure you're getting a million of these emails from all over the neighborhood, I thought I'd throw mine into the hat as well.

I was born in an Austin of about 200,000 people. An old friend of mine owned the Soap Creek Saloon. Dad was the rector of a church here when TXDOT walked into his office and told him they were going to have to lose a few acres of their property to an I-35 expansion (the upper deck). He had just bought a home in the University Hills subdivision and people asked him why he moved "all the way out there". I remember all the cries against MoPac and how it was unnecessary, and how Barton Creek mall was going to kill Barton Springs and the Salamander. None of that was right - it was just resistance to change.

Bottom line, I've seen a lot of change here and I'm actually a big fan of it. Austin's growth is important to all of us but it needs to be the right growth and the Spire Realty PUD request isn't.

My kids are in school at Doss, Murchison and Anderson. Doss's PTA about 10 years ago paid to put in a track for the kids to exercise on. That track is now completely covered by portables because that was the only places left to put them. My wife's ex-husband is an architect at a large regional firm that specializes in school design and he was aghast at what he saw in Doss when he first walked in and heard how many kids were already there. The Murchison Band program two years ago was already having to hold some rehearsal classes in the hallways as they had more kids enrolled in band than they had room to house them.

Our neighborhood certainly has some dense areas to it, but they're in the form of 2-3 story apartment buildings, not the kind of high-rise that this project envisions. Anyone that's got kids in schools here or driven in or out of the neighborhood can tell you that the density we've got now is already beyond what the infrastructure that exists here was designed to serve. I'm really struggling to understand how the city can push something like the current Prop 1 to deal with our EXISTING traffic problems and even give a proposal like this PUD anything more than what they're legally required in a response. It's not only out of character, it's counter-productive.

Thanks for reading. I know you've got more actual work to do than read random notes from citizens but I wanted to at least do my part. Below are the points my neighbors asked us to include so I'm throwing them in for good measure but I'm sure you've already heard them.

Cordially,
 Rob Price
 4016 Sierra Dr., Austin, TX 78731

- This project does not meet the requirements for PUD zoning. There is nothing *superior* about the development. Everything they're proposing to build can be built in conventional zoning.
- This is not a Neighborhood Center as envisioned in Imagine Austin. Retail is less than 5% of the project. And the developer removed one of 2 restaurants as a bargaining chip! The one thing we wanted.
- NW Hill's Neighborhood Center is on Far West. Adding another Center with 10,000 people will be too much for the area. The intersection of Anderson Lane and Mopac will *collapse* if the Neighborhood Center suggested for the corner of Anderson/Mopac is also built.
- Preliminary and lowball estimates of the increase in traffic at MoPac and Spicewood Springs Rd. is 21,000 trips per day. (read: 21,000 additional cars on the road in the area each day).
- The site contains loads of oak trees and many are heritage trees, over 60 inches in diameter, and we can't afford to lose those trees. There are over 72 heritage oak trees, in fact.
- Bulldozing the site and all of the trees will increase the **HEAT SIGNATURE** of the neighborhood **SIGNIFICANTLY**. This causes an increase in our utility rates, yet again.

- Additional residential units will add 125-150 students to already over-crowded schools. Doss has 940 kids this year and is sized for 530. This little school is overcapacity by 175% !!! Gullett, Hill, Highland Park, Murchison and Anderson are also already overcrowded without any new development.
- Seventeen story high rises do not belong in a residential neighborhood. They are out of character. But if we let in ONE giant highrise, the precedent will be set.

From: Paul Ritter
Sent: Tuesday, September 02, 2014 1:12 PM
To: Heckman, Lee
Subject: Fwd: Austin Oaks Development

Mr Heckman,

First off, I'd like to thank you for your service to our community. As a growing city, we need experienced and educated planners to help guide us. I see from your background that you have served both the county and the city twice now, so thank you for that.

I am writing to express my concern over the planned redevelopment of Austin Oaks. As a resident who was recently attracted to the small neighborhood charm so close to Austin, I have many concerns about the fit of this development. Most worrisome is the idea of a 17 story tower in the middle of this residential area staring down on our children who play in the streets. Even more disturbing is the fact that this developer is getting PUD exemptions for what is supposed to be superior development. There is nothing superior about this development over a well fitted office park with beautiful and environmentally positive heritage oaks.

As a tax payer who is already frustrated with the rising burden being placed on home owners, I am very sensitive to tax gifts for projects that don't meet a strict guidelines for community improvement. No community organization supports this development, and the lack of clear plans is an indicator that the developer is not confident any will. The residents of Austin are being swindled by Dallas land developers too cynical to even inform the community of the details of their plan. The anger in the neighborhood is palpable and the issue is becoming the litmus test for residents eager to vote in the upcoming city council elections where we feel we will have a stronger voice than under previous voting regimes.

My final concern is about safety. There is already a flooding problem at the bottom of Spicewood Springs entering into MoPac. I cannot imagine the next big rain the number of people who will attempt to exit into that flood water once we have a larger facility there. Or - if shut off, the number who will use our neighborhood streets to find an alternative exit.

Please include my concerns on future reviews, thank you for your time in reading about my, and my community's concern over this development.

Paul Ritter
Northwest Hills Resident

From: April McCormack
Sent: Tuesday, September 02, 2014 3:11 PM
To: Heckman, Lee
Subject: Proposed PUD zoning at Austin Oaks

Mr. Lee Heckman

I wanted to reach out to you to let you know my concerns regarding the proposed zoning change for the Austin Oaks area (Mopac/Spicewood Springs Rd).

PUD zoning is out of character for the neighborhood and our neighborhood is not designed to sustain that kind of traffic or appearance. The current developer is not local and does not understand the area or what would be appropriate - we are not downtown and high rises outside of downtown Austin do not make sense (especially backing up to an established neighborhood).

Everything they want to build in that area can be built with current zoning. They are not looking to increase the building footprints - just the size upward and this is not a superior development that would require the zoning change.

I implore you to not allow this zoning change to take place. I am fine with them redesigning Austin Oaks (with community input) but I see no reason for them to have a PUD zoning.

The area does not need it and the infrastructure can not support it (roads, schools, environment etc). I would be happy to elaborate on these points if you would like to discuss in person, but I am sure you are aware of the concerns regarding all of these issues.

Thank you for your consideration and I would like to have my comments as part of any backup that is created for the Environment Board, the Zoning Commission and the City Council.

Sincerely

April Lorren

From: Bill and Sharon
Sent: Tuesday, September 02, 2014 4:41 PM
To: Heckman, Lee
Subject: Austin Oaks PUD

Traffic, over-populated schools, and Heritage Trees are at the top of my list against a PUD of this size in this area. I have studied "Imagine Austin" but never imagined this. Please make the right decision for our present and future.

A born Austinite,

Sharon Duncan
3733 Cima Serena Drive
Austin, TX 78759

From: Dot
Sent: Wednesday, September 03, 2014 10:49 PM
To: Heckman, Lee
Subject: PUD at Austin Oaks - Spicewood Springs Rd., Mopac, Hart lanee

Lee Heckman, case manager Austin Oaks PUD

I live in proximity to the Austin Oaks PUD, and am totally opposed to 17, 14, and 8 story high-rise buildings in my residential neighborhood. Our community is made up of mostly single family homes, and smaller two story apartment complexes. We like spaces for our children to play, bike lanes for young and old, and greenspace,.... that especially includes those beautiful, majestic oak trees, on the Austin Oaks tract that would be, in my opinion, criminal to bulldoze and replace with concrete.

The PUD proposal would add even more students to our overcrowded schools in this area. "My" elementary school, Doss, is overcapacity by 175%. Our neighborhood schools simply cannot support the influx of students that high-rise residential units and apartments would create, nor can our already overcrowded neighborhood arteries sustain the created traffic.

But most importantly, this project simply does not in any way fit in with the character of my neighborhood. Please do not grant PUD Zoning for Austin Oaks.

Thank you for sharing my comments in **any** and **all** backup or briefing materials for the Environmental Board, The City Council and the Zoning Commission.

Dorothy Strance

From: Tom Jones
Sent: Thursday, September 04, 2014 10:00 AM
To: Heckman, Lee
Subject: Spicewood Springs and MO PAC Development

Mr. Heckman

We live in NW Hills and are very concerned about any changes that may be proposed for the redevelopment near this intersection.

First there is the issue of any new development that will bring more traffic to an already impossible sections of roadways. It is a nightmare to traverse this area during busy times already. This is a major volume problem now and we do not need to do anything to make it worse. The tolling of MO PAC will not have any bearing on the issues that exist at the intersections and on the access roads.

Second, high rise buildings and more dense housing are totally out of character for this neighborhood. A useful retirement community would be a much better use of this space. That along with some multi family units that would be more like starter homes would make more sense.

Please use your influence and position to stop the idea of high rise office buildings in this area. There are still many sites just north of 183 along MO PAC or on 183 frontage that make more sense.

Tom Jones Consulting

(512) 924-9090

From: John Strance
Sent: Thursday, September 04, 2014 1:36 PM
To: Heckman, Lee
Subject: NO PUD FOR AUSTIN OAKS

Thirty eight years ago we moved to Austin Texas. We purchased a home in the North West Hills to enjoy the magnificent trees and well maintained residential setting. We vigorously oppose the rezoning of Austin Oaks and the great degradation of the area that would Result. The great increase in area traffic, unacceptable increase in students at already overloaded schools, and most of all the destruction of the Truly Residential neighbor hood setting.

Respectfully submitted

John Strance

From: Jim Hahn
Sent: Thursday, September 04, 2014 9:21 PM
To: Heckman, Lee
Cc: ; Kiran Hahn
Subject: Austin Oaks PUD Application

Hello Mr. Heckman:

I'm a resident of NW Hills and have been following the discussion around a possible PUD rezoning for Austin Oaks, at Spicewood Springs & MoPac. I wanted to send a note to express my concern and opposition to the potential Austin Oaks development plans as currently drafted Spire Realty. I have concerns over potential roadway congestion and over-crowding along Spicewood Spring and the MoPac access roads and how this can vital affect city services such as Ambulance, Fire and Police response. Further, as someone who has to pass through that intersection multiple times a day, traffic is already onerous and when combined with other current development underway on Spicewood Springs the possible impact becomes truly frightening. I also have graves concerns over land impact (trees, environmental), and the distress placed on already over-subscribed local public schools.

Beyond that, it's out of character for this neighborhood to have high rise buildings over five stories in height and doing so would harm the sense of community.

- Based on my readings and research, I do not feel this proposed project meets the requirements for PUD zoning. I do not see anything *superior* about the proposed development, and everything they're proposing can be built in conventional zoning.
- It does not feel this is a Neighborhood Center as envisioned in Imagine Austin, and retail space makes up a single digit (on a percentage basis) of the proposed space. Further the restaurants and retails are being removed which are the more attractive options to current residents.
- NW Hill's Neighborhood Center is on Far West Blvd, less than a mile away. Adding another Center with 10,000 people will be too much for the area, and its infrastructure.
- As I drive by I see the site contains many, many oaks and heritage trees, which are core to the city. They provide a summer canopy lowering urban heating and literally help keep Austin cool and lower energy expense for the city. Further, they provide an important cultural tie back to Austin hundreds of years ago. I'm not sure of the exact number but had heard estimates in the range of 70 – 75 heritage trees.
- The local schools are already over-subscribed. Doss has 925+ students this year and is sized for 530, its seriously overcapacity with the current residential footprint. Gullett, Hill, Highland Park, Murchison and Anderson are also already overcrowded without any new development.
- Finally, seventeen story high rises do not belong in a suburban residential neighborhood. They are out of character and not consistent with the life residents choose when deciding to live in the area.

I look forward to your response and request my comments are included in any and all backup or briefing materials created for the Environmental Board, the Zoning Commission and the City Council.

Thank you.

Jim Hahn

-----Original Message-----

From: Donna Carlson

Sent: Friday, September 05, 2014 6:10 PM

To: Heckman, Lee

Subject: Austin oaks PUD

Please do not support this PUD. The neighborhood can NOT handle any increase in activity. This is only one reason for NO PUD at Austin Oaks.

Thanks

Donna

Sent from my iPad

From: Jack Brandon
Sent: Sat 9/6/2014 10:41 AM
To: Heckman, Lee
Subject: Proposed Austin oaks PUD

My wife and I live in Northwest Hills in Austin. I am writing to urge you to reject the Planned Unit Development Project zoning proposal for the Austin Oaks property at MOPAC and Spicewood Springs Road. The Austin Oaks area currently consists of two to three story office buildings (taller buildings bordering MOPAC) located among trees that largely conceal the buildings viewed from adjoining residential developments. The proposed PUD would allow office buildings ranging from four to seventeen stories which will tower over nearby single family residences and allow removal of many of the large trees which currently form a visual barrier from nearby residences, thus dramatically changing the residential character of the neighborhood.

In addition the increased density of the proposed PUD will greatly increase traffic on Spicewood Springs Road, Wood Hollow and Hart streets, and will adversely affect the already overcrowded schools in Northwest Hills. Please do not approve this PUD.

Jack Brandon

From: Lee Hagy
Sent: Saturday, September 06, 2014 8:21 AM
To: Heckman, Lee
Subject: Proposed Austin Oaks PUD

Mr Heckman

I am very concerned about the negative impact of the proposed Austin Oaks PUD. My primary concern is the large increase in traffic this would bring to Spicewood Springs Rd, particularly near MoPac. This area, as well as Anderson Lane on the other side of MoPac, is already experiencing traffic problems. The traffic heading east on Spicewood Springs Rd routinely backs up at MoPac past the Wood Hollow Dr intersection and traffic light. The traffic on Anderson Lane heading west towards MoPac frequently slows to a stop-and-go situation most of the way between MoPac and Burnet Rd.

My wife and I own a small business, Hagy and Associates, at 3818 Spicewood Springs Rd. near the MoPac intersection. We are concerned that our clients will experience serious traffic issues in coming to our office. We own the office space we occupy. We made a conscious decision not to locate our business near the down town area because we know our clients and employees do not like dealing with the traffic and parking issues that exist there.

Some people may think our office space may increase in value if the PUD becomes a reality. This would not serve our interests if our clients no longer want to come to our office.

We also live in the area near Spicewood Springs Rd and 360. The increased cut-through traffic onto Adirondack Trail (from Spicewood Springs to Steck) will have a large negative impact on us as residents. We believe the whole character of the Northwest Hills neighborhood, as well as other nearby neighborhoods, will be negatively impacted by the increased traffic and additional burden on our already over crowded schools.

I strongly urge you to do what you can to prevent the PUD from being approved. The surrounding neighborhoods have been fully developed in a responsible and desirable fashion. To change that by allowing the PUD, and more PUDs to follow, is against what Austin has always stood for. It is a city that has residents that are proud to live here. My friends in cities like Houston, Dallas, Ft Worth, and even San Antonio do not have the same affection for their home towns as do Austinites.

Thank you,

Lee Hagy

8312 Appalachian Dr
Austin, Texas

Sent from my iPad

From: Pamela Snell
Sent: Tue 9/9/2014 5:13 AM
To: Heckman, Lee
Subject: Proposed Austin Oaks PUD

I am writing in regards to the proposed Planned Unit Development (PUD) at the corner of Mopac and Spicewood Springs Road. The over-sized development is alarming to those who live in the area since we already have traffic congestion and speed issues that have not been addressed with any success by the city.

We are not a downtown community. We are an old neighborhood with a large number of pedestrians walking dogs, jogging, and biking at all hours of the day including the majority of our children who bike or walk to and from school during busy morning and afternoon traffic. The current volume of cars make the situation dangerous, and the thought of the estimated additional 21,000+ car trips per day in the area make the already precarious trip seem unimaginable.

Most people would not notice the current buildings on the property of the proposed PUD because the buildings are 2 and 3 stories surrounded by beautiful old oaks blending into the hill. The proposed high rise buildings of up to 17 stories will not only tower over nearby homes and remove many irreplaceable trees, the roof tops will be taller than any of the buildings downtown other than the Austonian and the 360 Condominiums making them visible all across town. The visual impact to our beautiful city is a concern, but the added traffic to an already overcrowded Mopac and Loop 360 will be a greater problem that does not have a solution.

The PUD proposes taking the existing 450,000 square feet of office space and expanding it to 872,000 square feet of office space, 112,000 square feet of retail, and 650,000 square feet of residential living adding to our already overcrowded schools and taking potential business from nearby commercial shopping centers ripe for redevelopment such as the Arboretum, Arbor Walk, and the currently expanding Domain. While the neighborhood could always use great new restaurants or a brew pub, our community is in greater need of green spaces, parks, and school property none of which are supported by the PUD plan. Redeveloping of the property under existing zoning is reasonable, but giving an out of town developer with visions of dollars in his head and no concern for the quality of life in Austin free reign to overbuild an area where the location and infrastructure does not support his dream is irresponsible on all levels.

Pamela Snell 4
302 Far West Blvd, Austin, TX 78731

From: John Strance
Sent: Thursday, September 11, 2014 4:28 PM
To: Heckman, Lee
Subject: No to Austin Oaks PUD

Thirty Eight years ago we moved to Austin Texas. We purchased a home in the Northwest Hills to enjoy the magnificent trees and well maintained residential setting. After these many years our wonderful area is severely threatened should the Austin Oaks Planned Unit Development Rezoning be approved. The increased automobile traffic, additional school children to educate and introduction of high rise housing would combine to severely degrade the wonderful environment we so greatly appreciate.

We will appreciate you understanding the many negative factors foisted on the good citizens living in the North West part of our great city, and will reject the Austin Oaks PUD.

Very truly yours,
John Strance

From: Idee Kwak

Sent: Friday, September 12, 2014 7:44 PM

To: Heckman, Lee

Subject: Austin Oaks PUD

Mr. Heckman-

The Austin Oaks development is a horrible idea. Please, drive the Anderson/Spicewood Springs bridge over Mopac any weekday between 3:00 and 6:00 and see if they did their traffic study properly. I don't want my taxes hiked up to pay for widening overpasses and how else will you accommodate the extra cars. It's already madness. When the toll road is completed, the exit is at Far West. I don't want all the traffic to cut from our nice neighborhood Far West exit back toward this monstrosity. What will you do? Direct excess traffic to Mesa which will be widened to 6 lanes by tearing down houses? Spires said the current buildings are past their usefulness because they're old. Many of our beloved homes are older and highly valued both by us and by TCAD. Their attitude is wrong!

Idee Kwak

Sent from Samsung tablet

From: Richard Denney
Sent: Sunday, September 14, 2014 1:50 PM
To: Heckman, Lee
Subject: Proposed rezoning of Austin Oaks as a PUD. Some notes on history of Spicewood Springs

Mr. Heckman -

Spicewood Springs -- the springs themselves where the Austin Oaks rezoning is proposed -- are at the intersection of MOPAC and Spicewood Springs Road.
Here's some history on that local.

Did you know Spicewood Springs is among those listed in the Water Development Board's report of "Major and Historical Springs of Texas". Did you know in prehistoric times it was a camping site for Native Americans and most of the archaeological site located there was "destroyed by commercial development". That would be Austin Oaks. Guess the Austin Oaks developers aren't interested in preserving Austin's prehistory. See report done for TXDOT, Intensive Archaeological Survey of the MoPac Improvement Project, 2013.

Did you know that in 1842 Spicewood Springs was where Indians camped after kidnapping the Simpson children on what was then Austin's western frontier:

Pecan Street. The Simpson girl was killed and scalped at Spicewood Springs.

This is part of Austin's early history recorded in J.W. Wilbarger's classic, Indian Depredations in Texas, published right here in Austin in 1889. When approached about a historical marker at the springs, Austin Oaks owners weren't interested in having a marker on their property. Guess they aren't interested in preserving Austin's history.

Did you know Spicewood Springs was the location of Esperanza, a log cabin that in 1866 served as the first school for northwest Travis County! The log cabin and historical marker are located on Barton Springs road .. Huh? Oh, yeah, no historical markers or historic buildings for Austin Oaks.

And did you know the Texas Historic Tree Coalition requested permission from Austin Oaks owners to access and record a potentially historic tree on their property. Austin Oaks declined access. Guess they aren't interested in Austin's historic trees.

In conclusion, Spicewood Springs is a major Texas spring, and Austin prehistoric and historic resource that deserves better than what it's received from the current "stewards" of the land. Please take that into consideration as the rezoning debate progresses.

Regards,
Richard Denney
Austin 78731

From: Dana Morgan
Sent: Sunday, September 14, 2014 5:41 PM
To: Heckman, Lee
Subject: Austin Oaks PUD - opposition

I'm writing you to express my opposition to the Austin Oaks PUD. It will cause major traffic issues on Spicewood Spring/Hart/Mopac and severely impact the already overcrowded schools in Northwest Hills (Doss, Murchison, Anderson).

Please do NOT allow this PUD to be developed.

Thank you in advance,
Dana Morgan

From: Kim Cook
Sent: Sunday, September 14, 2014 11:43 PM
To: Heckman, Lee
Subject: PUD proposed at Spicewood and MoPac

Dear Lee,

This note is to register my high concern about the proposed redevelopment of property at Spicewood Springs Road and MoPac.

I have several worries but one of my biggest is the obvious increase in traffic on the feeder road to MoPac. It is already overcrowded and dangerous. There is no way to add another entry ramp on MoPac anywhere along that stretch, so that means more drivers will be jockeying for how to enter MoPac in a short distance. Cars are already backing up at a Greystone and MoPac and having difficulty just entering the roadway without causing an accident.

I think it's irresponsible to add more cars by increased density on this land. It will also add more traffic to MoPac itself, which can barely accommodate existing southbound traffic.

Secondly, the neighborhood schools are already way over capacity and this more dense development would create more housing units and unfairly burden existing schools. Doss, Murchison and Anderson need relief from the multitude of portables they've been forced to put up on playgrounds and parking lots -- not more students crammed into more portables.

Re-zoning to allow redevelopment should only be allowed if it enhances a section of Austin. I can not see how this PUD would do this for Northwest Hills.

Sincerely,
Kim Cook
4209 Greystone Drive
(A 22-year neighborhood homeowner)

Sent from my iPad

From: Veronica Divine
Sent: Monday, September 15, 2014 10:45 AM
To: Heckman, Lee
Subject: No PUD in Northwest Hills

Dear Heckman,

I am against the PUD proposal for the Spicewood Springs and Mopac development. It does not fit the neighborhood at all and no concern for the traffic NOR the extremely OVERCROWDED schools. Do you realize that Doss Elementary is currently 922 students for a campus that was built in the 60's to accommodate 300 students. Those elementary students then will attend Murchison and Anderson which will continue the overcrowding.

Do not turn Austin into a Houston.

Thank you
Veronica

Veronica Divine
Divine Designs
w 512.459.7211
m 512.983.7211

From: Jim O'Leary
Sent: Monday, September 15, 2014 11:27 AM
To: Heckman, Lee
Subject: Proposed Austin Oaks PUD

Mr. Heckman,

I am writing to you to voice my opposition to the proposed PUD at Austin Oaks.

I have lived on Hillbrook Drive since 1977 and purchased this property since, at that time, the neighborhood was settled and the chances for redevelopment were quite unlikely. With the addition of limited commercial growth between Spicewood Springs Road and FM 2222, along the MOPAC corridor, the neighborhoods have not changed much since the late 70's.

I have been a long-time member of the Northwest Area Civic Association and I believe MOST of my neighbors like the peace and stability of a "settled" neighborhood. That's the reason we choose this neighborhood years ago.

The approval of this proposed PUD would be a massive intrusion into this area and fail miserably at living up to the intent of a PUD, as I understand the current City Ordinance.

The stated intent of the ordinance to:

"Preserve natural environment;
Ensure adequate public facilities and services and
Produce a final development product that is SUPERIOR to development under conventional zoning"

would all be NEGATIVELY impacted by the approval of this PUD as currently proposed. The increase in traffic and added congestion alone should be sufficient reason to deny this request. The proposal seems to be GREAT for the developer; but DETRIMENTAL, in a number of ways, for the neighborhoods involved.

I suggest if I and my neighbors wanted to live in a neighborhood of clutter, impassable traffic congestion, high-rise buildings and folks living in the conditions of an ant colony, we would have chosen other cities or neighborhoods within Austin to call home.

Despite the city planners intent to stack us like "cordwood", many of us will resist such efforts through available political and legal remedies.

This current lame-duck council has little business engaging in a zoning change that will change the environment of these neighborhoods forever to come and I, along with my neighbors, will continue to make our position known to the candidates for place 10, as well as other candidates for the City Council.

I am formally requesting that my comments be attached to ALL case management files related to the consideration of this PUD, for inclusion into the deliberative process by city staff and elected officials.

Sincerely,

James F. O'Leary
3510 Hillbrook Drive
Austin, Texas 78731-4062

From: Richard Denney
Sent: Monday, September 15, 2014 6:29 PM
To: Heckman, Lee
Subject: RE: Proposed rezoning of Austin Oaks as a PUD. Some notes on history of Spicewood Springs

Mr. Heckman -

As you are probably already aware, archeological sites are identified given a unique ID and recorded in the Texas Archeological Sites Atlas. Travis County sites are tagged "TV". In the the redacted report I've seen (Intensive Archaeological Survey of the MoPac Improvement Project, 2013) there are at least two sites that I assume would fall within the rezoning area, these are:

41TV61 "was recorded as a prehistoric site located on the southwest corner of Spicewood Springs Road and MOPAC"

41TV61.2 the 2013 report quotes earlier reports from 1973 for this second site which say "...construction plans call for the intersection of two streets, Executive Center and Wood Hollow to be in about the center of the site .."

My understanding is the 2013 report was done in part as "catch-up" because of the poor job done in preserving archeological sites when MoPac was developed in the first place. Hopefully we can prevent further degradation of an important historic site in Austin, i.e. Spicewood Springs.

Some more history on the springs in the role of early Austin. The springs were considered important enough to early Austin that they are one of just a few springs called out in one of the very first USGS topo surveys of Austin done in 1895-96 (not even Barton Springs was called out!). See Austin Quadrangle, 1902 (year published), USGS Austin Folio #76.

Spicewood Springs was important enough to use as a navigation point in early Austin. In 1853 Travis County courts were designating certain roads as "public highways" for purposes of assigning ownership for maintenance. One road designated as a public highway was the road from Austin to "Hamilton Valley" which is today Burnet, TX. The Travis County court used Seider Springs and Spicewood Springs as part of the specification for that road, referring to the route as part of an "Indian trail" (History of Travis County and Austin, p 268).

That the MOPAC corridor in general - including Spicewood Springs -- was an old Indian trail was apparently known from the get go in Austin. One of the first histories of early Austin is Frank Brown's Annals of Travis County and of the City of Austin from the Earliest Times to the Close of 1875. The MOPAC corridor was part of what Brown called "The Trail North". Spicewood Springs is smack dab on that old trail: "The old trail went up the valley of Shoal Creek, passing out above and near the residence of the late Gov. Pease; thence on the nearly level plateau between the creek and the mountains, near the foot of the hills, almost one north to the Indian village at Waco and beyond..".

One more bit and I'll shut up. If you are interested in the Esperanza school that was originally located at Spicewood Springs, here's a writeup on the historical marker <http://www.hmdb.org/marker.asp?marker=55948>

Regards, Richard Denney

From: Richard Denney
Sent: Sunday, September 14, 2014 1:50 PM
To: 'lee.heckman@austintexas.gov'
Subject: Proposed rezoning of Austin Oaks as a PUD. Some notes on history of Spicewood Springs

Mr. Heckman -

Spicewood Springs -- the springs themselves where the Austin Oaks rezoning is proposed -- are at the intersection of MOPAC and Spicewood Springs Road.
Here's some history on that local.

Did you know Spicewood Springs is among those listed in the Water Development Board's report of "Major and Historical Springs of Texas". Did you know in prehistoric times it was a camping site for Native Americans and most of the archaeological site located there was "destroyed by commercial development". That would be Austin Oaks. Guess the Austin Oaks developers aren't interested in preserving Austin's prehistory. See report done for TXDOT, Intensive Archaeological Survey of the MoPac Improvement Project, 2013.

Did you know that in 1842 Spicewood Springs was where Indians camped after kidnapping the Simpson children on what was then Austin's western frontier: Pecan Street. The Simpson girl was killed and scalped at Spicewood Springs.

This is part of Austin's early history recorded in J.W. Wilbarger's classic, Indian Depredations in Texas, published right here in Austin in 1889. When approached about a historical marker at the springs, Austin Oaks owners weren't interested in having a marker on their property. Guess they aren't interested in preserving Austin's history.

Did you know Spicewood Springs was the location of Esperanza, a log cabin that in 1866 served as the first school for northwest Travis County! The log cabin and historical marker are located on Barton Springs road .. Huh? Oh, yeah, no historical markers or historic buildings for Austin Oaks.

And did you know the Texas Historic Tree Coalition requested permission from Austin Oaks owners to access and record a potentially historic tree on their property. Austin Oaks declined access. Guess they aren't interested in Austin's historic trees.

In conclusion, Spicewood Springs is a major Texas spring, and Austin prehistoric and historic resource that deserves better than what it's received from the current "stewards" of the land. Please take that into consideration as the rezoning debate progresses.

Regards,
Richard Denney
Austin 78731

From: Kenneth
Sent: Tuesday, September 16, 2014 4:48 PM
To: Heckman, Lee
Subject: Opposition to the Austin Oaks PUD Proposal

Dear Mr. Hackman:

Please include my protest e-mail as backup for the Zoning and Planning Department and for any relevant City Council agenda items.

The Proposed Austin Oaks PUD is a very bad proposal, which would have great adverse effect on the entire north-west Austin area.

My objections are:

- > Buildings 17, 8, and 5 stories in that location are TOTALLY inappropriate and would be a detriment to the basic residential character which currently prevails.
- > The additional traffic generated which will affect the entire area and will have a VERY negative result on all near-by residents and those who travel the area.
- > The projected increase in school children from the planned apartments/houses will add extra burdens on already-overcrowded local schools.
- > The probable loss of Heritage and other long-standing trees is NOT in keeping with Austin's goals of a green, environmentally sensitivity city.
- > The developer cites Envision Austin as a justification for its plan. Envision Austin is a very theoretical, impractical document and should NOT be considered a city development plan. I was briefly involved in EA and know how "pie-in-the-sky" the thinking was.
- > The August 19th community-wide meeting to learn about the PUD was attended by over 300 residents. Over 90% responded that they were opposed to the proposed project. This overt community opposition to the proposed PUD should be STRONGLY considered, since these are the people who will have to live with the resulting issues if the project is approved.
- > City Ordinance No. 20080618-098 states that "The Council intends PUD district zoning to produce development that ... is therefore superior to development under conventional zoning and subdivision regulation." Any arbiter of "superiority" can easily see, I believe, that the Austin Oaks PUD will, in NO WAY be "superior" to either the current Austin Oaks development or what could be achieved with re-development under current code. ***Please emphasize this aspect of my message to the Council.***
- > The Traffic Impact Analysis indicates that if approved, development will continue until 2031, which could mean 15 to 16 years of demolition followed by extensive and VERY disruptive construction. No residential community should be subjected to that for the sake of developers' profit.

My suggestions are:

- > Allow redevelopment of the Austin Oaks property but only under current code.

> Disapprove the entire PUD proposal, with a suggestion to the developers to search for a more appropriate location, perhaps farther north on MoPac.

Thank you for your time. Please include me in any e-mails to affected residents as to the status of the application.

Sincerely,

Kenneth Fincher
3818 Williamsburg Circle
Austin, TX 78731
512-372-8291

From: Susan Covington

Sent: Tuesday, September 16, 2014 9:40 PM

To: Heckman, Lee

Subject: PUD re-zoning proposal for the property at Spicewood Springs and Mopac (Austin Oaks office park).

Dear Mr. Heckman,

As you are the Case Manager for the proposed PUD re-zoning proposal for the property at Spicewood Springs and Mopac (Austin Oaks office park), I am sending this email to share my concerns with you. I have lived off Spicewood Springs Road for the last six years. I have witnessed the increase in traffic, the already overcrowding of our schools and roadways. The proposed rezoning will result in devastation to the neighborhood by increasing traffic significantly, increasing a population which cannot be accommodated due to the increase in housing and buildings. The proposal negatively impacts the Northwest Hills neighborhood and most significantly the area where I live—Spicewood Springs Road. The proposed plan does not meet the requirements of PUD to preserve the natural environment, rather it negates preserving our neighborhood. I believe another plan needs to be designed which will protect the neighborhood while at the same time provide a means to positively utilize the land in question and benefit our community, our city.

I hope you will strongly consider my concerns.

Thank you,

Susan Covington

3701 Timson Court

Austin, TX 78731

From: The Tile Guy
Sent: Wednesday, September 17, 2014 2:58 PM
To: Heckman, Lee
Subject:

I am against Austin Oaks development plan.

--

The Tile Guy
1748 West Anderson Lane
Austin, TX 78757
512-467-0151
www.thetileguy.com

From: Connie Mack
Sent: Thu 9/18/2014 5:27 PM
To: Heckman, Lee
Subject: Monster PUD

We do not want our long term family neighborhood destroyed. We do not want highrises, more traffic to endanger our children and elderly, crowd our crowded schools, Remove our historic Oak trees and green space. This Dallas Developer does not care about our neighborhood. We can only hope that you do. We do not need this pud!!

Thank you for listening,
Connie Mack

From: lucy adcock

Sent: Saturday, September 20, 2014 10:29 AM

To: Heckman, Lee

Subject: PUD at Austin Oaks

I am totally against the proposed PUD at Austin Oaks. Traffic issues, overcrowded schools and destruction of a lovely area of Austin are just some of the reasons.

From: nwacaweb
Sent: Saturday, September 20, 2014 7:14 PM
To: Heckman, Lee
Cc: Rusthoven, Jerry
Subject: FW: NWACA Board Vote on Austin Oaks PUD
Importance: High

Lee,

Please include this message in your attachments for ZAP and City Council, regarding the Austin Oaks PUD Re-zoning application.

Thank you.

Joyce Statz, President

NWACA

From: nwacaweb
Sent: Friday, September 19, 2014 11:31 PM
To:
Subject: NWACA Board Vote on Austin Oaks PUD
Importance: High

Neighbors,

The NWACA Board has voted unanimously to oppose the PUD Re-zoning Application for Austin Oaks based on the results of the NWACA residents' survey, and the comments received at the NWACA Community Meeting on the Austin Oaks PUD Application. After thoughtful and thorough consideration, the NWACA Board has voted to oppose the PUD. The resolution opposing the Austin Oaks PUD Application is as follows:

RESOLUTION OPPOSING APPLICATION FOR REZONING Case Number C814-2014-0120

WHEREAS, the Northwest Austin Civic Association (NWACA) received notification of the referenced rezoning application for the Austin Oaks property located at Executive Center Drive and Wood Hollow Drive in early August, 2014, requesting the property be rezoned as a PUD (Planned Unit Development district); and

WHEREAS, NWACA coordinated and facilitated a Community Meeting with City of Austin staff and the developer to give residents an opportunity to ask questions and provide feedback on the Rezoning Application;

WHEREAS, more than 300 people attended the Community Meeting and the strong majority of the feedback obtained was in opposition to the Rezoning Application;

WHEREAS, NWACA also conducted an online and written survey of residents, giving them an opportunity to formally vote in opposition, in favor or neutral on the Rezoning Application;

WHEREAS, 683 people participated in the survey;

WHEREAS, 85.2% of participants voted opposed to the Rezoning Application, 5.9% voted in support, and 8.9% voted neutral; therefore be it

RESOLVED, that the NWACA Board of Directors opposes the Rezoning Application Case Number C814-2014-0120.

NWACA has already been in contact with the city staff, sharing our initial concerns about this application. With the survey results and this resolution, we will continue to vigorously oppose this PUD application with City staff, the Zoning and Platting Commission, and City Council as the case proceeds.

...(portions omitted)

Thank you very much for your support of our neighborhood.

The NWACA Board of Directors:

Caroline Alexander, Kirk Ashy, Stephannie Behrens, Stacey Brewer, Debra Danziger, Jen Despina, Carol Dochen, Bridget Glaser, Matthew Grant, Cuatro Groos, Chris Hajdu, Carol Jones, Rebecca Leightman, Shannon Meroney, Tim Pham, Miguel Romano, Ernie Saulmon, Jack Skaggs, Steven Soper, Joyce Statz, and Robert Thomas



From: L. Troy
Sent: Tuesday, September 23, 2014 11:44 PM
To: Heckman, Lee
Subject: NO Austin Oaks PUD

To quote James Duncan, "The PUD applicant wants to convert an idyllic 40-year-old low-rise, low-density, tree-covered neighborhood office park into a high-rise, high-density regional commercial center that would feature the tallest buildings between the UT Tower and Waco and dump 20,000 new vehicle trips onto eight already failing nearby intersections. Such a proposed project clearly does not belong in an established Austin neighborhood. "

The streets adjacent and in the neighborhood already have no room for the existing traffic and many other locations downtown or in the Domain are much more suitable for this type of large, tall, out of scale development. And legally, his project does not meet the requirements for PUD zoning.

Additional residential units will add 125-150 students to already over-crowded schools. Doss has 940 kids this year and is sized for 530. This little school is overcapacity by 175% !!! Gullett, Hill, Highland Park, Murchison and Anderson are also already overcrowded without any new development. Seventeen story high rises do not belong in a residential neighborhood. They are out of character. But if we let in ONE giant highrise, the precedent will be set.

Please put my comments in ANY and ALL backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council.

Thank you,

Elissa Sterling

From: Donna Carlson
Sent: Wednesday, September 24, 2014 7:50 PM
To: Heckman, Lee
Subject: Austi Oaks PUD NOOOOOOOOOOOOOO

Please no Austin OAKS PUD. This neighborhood will never be the same.

Thank you

Donna

From: Bob Moeser
Sent: Wednesday, September 24, 2014 8:44 AM
To: Heckman, Lee
Subject: Austin Oaks PUD

The proposed development if allowed to proceed will have a hugely negative affect on our neighborhood. We are one the many people who would be affected by this and strongly oppose it. We would like to see these views reflected in any upcoming discussions and decisions related to this matter. Thank you for your attention to this.

Bob Moeser
4705 Greystone Drive
Austin, TX 78731
512-454-0931 (O)
512-422-7956 (M)

From: Mark Hilpert
Sent: Wednesday, September 24, 2014 11:37 PM
To: Heckman, Lee
Subject: Austin Oaks PUD opposition

Mr. Heckman: I'm writing to convey my 100% opposition to the proposed Austin Oaks PUD and ask you to include my comments in any and all backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council. I'm opposed for the following reasons:

1. This project does not meet the requirements for PUD zoning. There is nothing *superior* about the development. Everything they're proposing to build can be built in conventional zoning.
2. NW Hill's Neighborhood Center is on Far West. Adding another Center with 10,000 people will be too much for the area. The intersection of Anderson Lane and Mopac will *collapse* if the Neighborhood Center suggested for the corner of Anderson/Mopac is also built.
3. Preliminary and lowball estimates of the increase in traffic at MoPac and Spicewood Springs Rd. is 21,000 trips per day. (read: 21,000 additional cars on the road in the area each day).
4. The site contains loads of oak trees and many are heritage trees, over 60 inches in diameter, and we can't afford to lose those trees. There are over 72 heritage oak trees, in fact.
5. Bulldozing the site and all of the trees will increase the **HEAT SIGNATURE** of the neighborhood **SIGNIFICANTLY**. This causes an increase in our utility rates, yet again.
6. Additional residential units will add 125-150 students to already over-crowded schools.
7. Seventeen story high rises do not belong in a residential neighborhood. They are out of character. But if we let in ONE giant highrise, the precedent will be set.

THIS ISN'T A CITY ANYMORE, IT'S A CONSTRUCTION ZONE. ENOUGH!

Sincerely,

Mark Hilpert
4214 Woodway Drive, Northwest Hills

Chris Collins

7401 Waterline Rd.. Austin, TX 78731
E-Mail: ccollins46@gmail.com

September 25, 2014

Mr. Lee Heckman
Senior Planner, Case Manager,
City of Austin
301 W. 2nd St.
Austin, TX 78701

I hope this letter finds your attention. I see that you likely receive correspondence like this in a steady stream from all over the city regarding zoning issues.

Nonetheless, I write as a resident citizen of the Northwest Hills area of Austin to express my strong objections to the proposed zoning change to allow for a Planned Unit Development at the Austin Oaks office park on the southwest corner of Mopac and Spicewood Springs. The problems with a potential zoning change for the PUD in question are many.

To begin, under the City's comprehensive plan, Imagine Austin, the area is designated as a low-intensity neighborhood that is not consistent with the proposed PUD development, or in my opinion, even the current state of the area. If it were an appropriate property for such development, I believe this plan would have designated it so.

In addition, it doesn't require a traffic study but merely an afternoon drive down Spicewood Springs-Anderson Ln. to ascertain that the area's infrastructure cannot handle an additional 20,000 neighborhood vehicular trips. In fact, a look at the current state of congestion on Mopac is only indicative of how it will always be. In Dallas, Central Expressway opened to roughly ten times more traffic than it was designed to hold and lane additions never kept up with the growth pace of cars. I'm certain this will be the fate of the current Mopac lane expansions. The Anderson-Spicewood-Mopac area can't support the projected increase in traffic this PUD would create – ever.

In having to expand Loop 1, we've sacrificed our beautiful green median space of grass and oak trees along the freeway – part of what gave Austin its Hill Country character. Austin Oaks is named such because of the beautiful and historic grove of oak trees present on the property that also hosts the historic Spicewood Springs. The springs themselves should be designated as a prehistoric and Native American archeological site, and at the very least, should be a designated historic landmark. Demolishing 72 heritage oak trees and the spring will undoubtedly have a negative environmental impact and increase our energy cost through a rise in the area's heat signature. Any plan for redevelopment should include the preservation of the trees, spring and stay consistent with the current zoning height restrictions.

Further, the area closest to Mopac on the west side between Far West and Steck Ave. is dense with multi-unit apartments. The area is so dense that every local elementary, middle and high school is greatly overcrowded. The school system – like the traffic infrastructure - cannot support more. While not lacking in population, what might be considered lacking in at the Spicewood Springs/Mopac exchange is more retail/restaurant. The current PUD proposal calls for one restaurant and retail being less than 5% of the project. This is as unacceptable considering the 10k resident, 17-story high-rise proposed and the current population density of the neighborhood. This is not the place for it.

Thus, I politely ask that you to refuse requests for rezoning the property for any PUD and call for redesigned plans for the property that meet with existing and conventional zoning regulations that are environmentally sound and that preserve what makes Austin unique among American cities.

Sincerely,

Chris Collins

From: John B. Goodenough
Sent: Thu 9/25/2014 8:37 AM
To: Heckman, Lee
Subject: Austin Oaks PUD project

Dear Lee Heckman,

The proposed Austin Oaks PUD project is, in my opinion, too ambitious to be located where it will cause traffic congestion for commuters.

John B. Goodenough
4311 Greystone Drive
Austin, TX

From: Jeanne Cobb
Sent: Saturday, September 27, 2014 12:07 PM
To: Heckman, Lee
Subject: The Austin Oaks PUD

After looking at the proposed property for the PUD and the surrounding area of apartment complexes and homes I feel that such a dense development is inappropriate for the area. Although it is along Mopac there is no bus service in the immediate area. The only CapMetro route in the area is #19 which would be quite a walk to Mesa, Far West, Steck or crossing the Mopac bridge to walk to the Northcross transit center.

The removal of established trees and their replacement with little starter trees is not good for the air quality. Covering the area with dense construction and large buildings and parking garages will produce a large heat signature. This is a very attractive property and redevelopment should preserve the beauty and be restricted to three stories in height.

Anyone living there would need to drive to get downtown since the bus stops early in the evening. Anyone working there would need to drive to work. This will contribute to the already existing congestion on Mopac and add congestion to the Anderson Lane/Burnet Road corridor. This would push traffic onto neighborhood and feeder streets in the area.

The fallacy of the idea of people living where they work is that people change jobs every few years since most employers today do not engender loyalty in their workers. The majority of office workers could not afford the apartments and town homes being built in Austin currently and would probably commute from outside the central city. The transient population attracted to these big apartment complexes does not contribute to a sense of community. Everyone keeps to themselves and doesn't engage with the neighbors.

I really don't see anyplace in close-in Austin where a PUD is appropriate. There are too many single family home and apartment communities along the major corridors. Even the tall apartment buildings along South Lamar and on Burnet seem to be excessively looming over the street.

Jeanne Cobb

From: T.H. Worthington
Sent: Monday, September 29, 2014 8:51 PM
To: Heckman, Lee
Subject: PUD Zoning which has been applied for by a Dallas developer
Importance: Low

I am T.H. Worthington, at 3809 Hyridge Dr. since 1968, and I am strongly opposed to the PUD Zoning which has been applied for by a Dallas developer concerning the property at the intersection of Mopac and Spicewood Springs Rd. Their proposed development would be a disaster for this wonderful Northwest Austin mostly residential part of Austin. Please don't approve their request.

From: Richard Bates
Sent: Tuesday, September 30, 2014 9:05 AM
To: Heckman, Lee
Subject: Austin Oaks PUD

As a resident of the Summerwood Townhomes, I am totally against the building of the Austin Oaks Office Park. It would make already heavy traffic even worse. There is no water control and it would be larger than Barton Creek Mall.

Thank you for your consideration.
Sincerely,
Richard Bates

From: Roger Countryman
Sent: Sat 11/1/2014 3:42 PM
To: Heckman, Lee
Subject: austin oaks pud

Sat 11/1/2014 3:42 PM

Dir Sir;

This proposed rezoning is about the worst case of developer greed I have seen in a longtime. I live across 360 from the area proposed for this rezoning. The proposed redevelopment would devastate the traffic flow on MOPAC and Anderson Lane and probably Far West and Steck. Mesa drive will see gridlock as well. The esthetics of out beautiful hills will be damaged beyond repair.

I urge you to delay any action on the zoning request until the new City Council convenes next year!

Respectfully,
Roger Countryman
Great Hills resident

From: Dianna Watkins
Sent: Wednesday, October 01, 2014 1:45 PM
To: Heckman, Lee
Subject: The Austin Oaks Pud

Dear Zoning Case Manager Heckman,

I am writing to inform you that I am very concerned about our city permitting the rezoning of 31 acres that runs south of Spicewood Springs Rd between Hart Ln and MoPac. I live within a mile of this property on Claburn Dr. I am very much opposed to the use of this land becoming a PUD. I want this land to remain a Neighborhood Center. Please do not permit this to become a 600+ High Rise apartments.

I bought my townhouse in this area about 2 years ago. I moved from the Crestview Neighborhood where I owned a home for over 25 years. I watched the zoning in Crestview change and after that the character of the neighborhood went down hill. Two story multiple family homes were built that were totally out of character for the 1950's homes as well as increasing the traffic.

I am totally opposed to rezoning Austin Oaks property to a PUD because of the following:

- It will change the character of our neighborhood as well as surrounding neighborhoods,

- It will increase traffic in our neighborhood as well as surrounding neighborhoods,

- Crime will go up as population density increases,

- I do not want my property taxes to increase due to the extra cost of devalued infrastructure through increased use due to increased population density,

- I resent an out of town developer to come into our community and destroy our neighborhood with a high rise apartment building and I resent our City Council and Zoning Department permitting them to do so.

I will monitor how this issue is resolved.

Thank you for all your consideration regarding this matter.

Sincerely,
Dianna Lynn Watkins
3621 Claburn Dr
Austin, TX 78759

From: Patricia Orlosky
Sent: Sat 10/4/2014 10:24 AM
To: Heckman, Lee
Subject: No to Austin Oaks PUD!

I am strongly against the Austin Oaks PUD based on the huge impact it will have on my neighborhood in terms of a big jump in traffic congestion, stress on various resources including our overcrowded schools and most especially the lack of controls on what the developer may ultimately build.

Please listen to the neighbors on this one and do not impose a huge and unwanted change on an established neighborhood when it is so unnecessary. Put Austin residents first - not developers.

Patricia Orlosky
6301 Huntcliff Dr
78731

From: D Bailey

Sent: Sunday, October 05, 2014 6:25 PM

To: Heckman, Lee; Leffingwell, Lee; Riley, Chris; Martinez, Mike [Council Member]; Cole, Sheryl; Tovo, Kathie; bill.spellman@austintexas.gov; Morrison, Laura; marygay.maxwell@austintexas.gov; James.Schissler@austintexas.gov; Marisa.Perales@austintexas.gov; Robert.Deegan@austintexas.gov; Brian.Smith@austintexas.gov; maryanneely@me.com; Betty.Baker@austintexas.gov; Gabriel.Rojas@austintexas.gov; Cynthia.Banks@austintexas.gov; Patricia.Seeger@austintexas.gov; Sean.Compton@austintexas.gov; Rahm.McDaniel@austintexas.gov; Jackie.Goodman@austintexas.gov

Cc: Phillips, Atha; Mars, Keith; Golden, Bryan; Avila, Rosemary; Joyce Statz; Kata Carbone; Kevinw

Subject: NW Austin Neighborhood Alliance-Re: Austin Oaks PUD Official Neighborhood Position

Mayor, Council Members and City Staff,

Together, the neighborhoods composed of Allandale Neighborhood Association, Balcones Civic Association, North Shoal Creek Neighborhood Association and Northwest Austin Civic Association have formed an Alliance to review and make recommendations on the proposed Austin Oaks PUD zoning request.

The Alliance surveyed their respective residents, representing 12,660 households, who overwhelmingly request that the City of Austin Staff, Committees and City Council deny the proposed Austin Oaks PUD zoning request. Additionally each of our individual neighborhood associations have voted against the Austin Oaks PUD proposal.

Below is our official position and I have also attached this in a word format for your convenience. We are open to discussion should you have questions.

Sincerely,

Debra Bailey - President Balcones Civic Association

& NW Austin Neighborhood Alliance Member

**NW Austin Neighborhood Alliance:
Allandale Neighborhood Association, Balcones Civic Association,
North Shoal Creek Neighborhood Association, & Northwest Austin Civic Association**

**Official Position Regarding Proposed Austin Oaks PUD
Case Number C814-2014-0120**

October 5th, 2014

The NW Austin Neighborhood Alliance, composed of ANA, BCA, NSCNA, and NWACA, was formed to review and make recommendations on the proposed Austin Oaks PUD zoning request. The Alliance represents 12,660 households at the '4 Corners' intersection of Spicewood Springs Road and Mopac where the Austin Oaks PUD is proposed (ANA-Southeast corner, BCA-Northwest corner, NSCNA-Northeast corner and NWACA-Southwest corner).

The Alliance surveyed their respective residents, who overwhelmingly requested that the City of Austin Staff, Committees and City Council deny the proposed Austin Oaks PUD zoning request.

Facts About Austin Oaks PUD:

- Does not meet the Imagine Austin Comprehensive Plan, which designates this area as a Neighborhood Center, the least dense of the activity centers
- Adds an estimated 21,000 car trips over existing traffic.
- Traffic Impact Analysis does not properly assume background traffic, omitting for example::
 - Far West: Vertical Mixed Use zoning on Far West from Chimney Corners to Mopac
 - Spicewood: Austin Board of Realtors Building, Small Office at 4845 Spicewood
- Removes existing bike lanes on Hart Lane
- Project adds 125–150 students to currently overcrowded schools:
 - Doss is at 200% capacity
 - Murchison at 145% capacity
 - Hill is at 135% capacity
 - Pillow is at 114% capacity
 - Gullett is at 128% capacity
- Height of the buildings is greater than anything outside of downtown (17, 14, 8 stories.)
- Creates a precedent for higher office towers along Mopac
- Loss of heritage and protected trees

This corner of Spicewood Springs Road and Mopac requires careful attention to preserve the natural beauty of the abundant large native trees and wild plant materials found in similar areas of Austin west of the Balcones fault line. For the most part, the natural scenic beauty of the area has been skillfully and sensitively preserved as new developments have occurred; and this concern is of the utmost importance in preserving the environmental quality of the neighborhood as parcels are developed. Topographically, the area is varied and interesting in character, which has resulted in a wide variety of commercial and residential designs, many of which have effectively taken advantage of the dramatic views of the hills and valleys in the western two thirds of the neighborhood and beyond.

Over the years, the NW Austin Neighborhood Alliance has individually and successfully worked with numerous residential and commercial projects to ensure that the quality and natural beauty of the neighborhood is not lost. We continue to advocate to preserve the relatively uncluttered and natural wooded quality of the land while encouraging high quality and sensitive design of projects within the neighborhood and along its edges with improvements that enhance rather than detract from the environmental quality of the area.

The proposed Austin Oaks PUD project does not fit the long term goals of our neighborhoods, it contributes more traffic on roads that cannot handle it, exceeds the capacity of our overcrowded schools, and removes too many trees.

The NW Austin Neighborhood Alliance respectfully asks that you deny a zoning change for Austin Oaks case number C814-2014-0120.

Sincerely,

Debra Bailey-President, Balcones Civic Association
Kata Carbone-President, Allandale Neighborhood Association
Joyce Statz-President, Northwest Austin Civic Association
Kevin Wier-Liaison, North Shoal Creek Neighborhood Association

From: Leslie Currens
Sent: Tuesday, October 07, 2014 9:00 AM
To: Heckman, Lee
Subject: NO on Austin Oaks PUD zoning change

Dear Lee Heckman,

I am writing to ask you to say "NO" to the Austin Oaks PUD zoning request.

This proposed development, larger than the size of Barton Creek Mall, and taller than anything outside downtown, is completely inappropriate for our neighborhood. We should not be cutting down so many beautiful old oak trees, heritage trees. We should not be putting high rise buildings in this area where the traffic cannot be handled. This proposed development borders on residential areas, and would overshadow our neighborhood, cause traffic to spill all along our streets, overwhelm our schools, and create traffic nightmares at critical intersections such as mopac/Anderson, mopac/steck, mopac/far west.

This PUD is not a neighborhood center, and does not provide superior development. No superior water quality is proposed, cutting down the trees will create a heat effect. This proposal is not superior to any project that could be built under existing zoning. Allow the developer to develop this property under existing zoning.

It is critical that this PUD not be granted.

Sincerely,
Leslie Currens
6404 Deer Hollow Lane
Austin, TX 78750

From: Bob Glover
Sent: Wed 10/8/2014 2:55 PM
To: Heckman, Lee
Subject: Opposed to Austin Oaks PUD

Dear Lee Heckman:

I am writing to express my strong opposition to the proposed Austin Oaks PUD. I understand that the City of Austin requirements of a PUD include the following:

(1) To preserve the natural environment

How does the project accomplish this by planning to remove a large portion of the heritage oaks and protected trees on the property? The developers cynically take advantage of the existing attractive environment naming their project "Austin Oaks" while removing nearly half of the oaks on the property.

(2) To encourage high quality, superior development and innovative design, and

The proposed development is not designed as a Neighborhood Center, nor does it enhance the neighborhood. Rather it propose to cram 1.6 million square feet of re-developed residential and office space into 31 acres--to maximize their profit at the expense of overburdening existing infrastructure and incurring taxpayer expense to accommodate the new demands. The proposed plan includes two high rise buildings and altogether is 400% of the existing development. It will be larger than Barton Creek Mall and taller than anything outside of downtown. We do not object to denser development on this site; but the proposed project goes way too far--with expensive and disasterous consequences for our neighborhood and the city of Austin.

(3) To ensure adequate public facilities are available

The proposed PUD will substantially increase the enrollment more children into Doss Elementary school, which is already overcrowded. Built for a capacity of 520 students, the school now has more than 940 students enrolled. Indeed much of the classroom instruction is now conducted in "temporary" portable classrooms.

The proposed plan is totally inadequate. It neglects to take account of existing background traffic on Spicewood Springs and Farwest Blvd, nor the forecasted increase in the traffic the denser zoning expected on Farwest Blvd in the Imagine Austin. The nearest Metro stop will be 2 miles away on Burnet Road--not just across MOPAC on Anderson Lane, as the developer assumes! If this PUD is approved, Austin will be increasing an already bad traffic situation on MOPAC and its access roads, which won't be mitigated by the current construction of a single express lane. We are on our way to making MOPAC traffic every bit as bad as is traffic on I-35.

Austin's current situation in which infrastructure badly lags the city's growth will merely be exacerbated. If the Austin Oaks PUD and its proposed re-zoning is approved, it will be one more glaring example of how the city ignores the future in its planning, which has already made Austin one of the worst cities for traffic in the country.

Robert Glover and Toni Falbo
4501 Cat Mountain Drive
Austin, TX 78731

From: Donna Carlson
Sent: Thursday, October 16, 2014 10:07 PM
To: Heckman, Lee
Subject: Fwd: Austi Oaks PUD NOOOOOOOOOOOOO

Please no PUD. Thanks

Sent from my iPad

Begin forwarded message:

From: Donna Carlson
Date: September 24, 2014 at 7:50:06 PM CDT
To: "lee.heckman@austintexas.gov" <lee.heckman@austintexas.gov>
Subject: Austi Oaks PUD NOOOOOOOOOOOOO
Reply-To: Donna Carlson

Please no Austin OAKS PUD. This neighborhood will never be the same.

Thank you

Donna

From: Glenn Hall
Sent: Thursday, October 23, 2014 2:27 PM
To: Heckman, Lee
Subject: Proposed Austin Oaks PUD

Dear Mr. Heckman—

I have recently learned about the proposed rezoning of some 31 acres known as “Austin Oaks” to permit a Planned Unit Development. I find it hard to believe that the City of Austin would even consider defiling an established neighborhood, compounding the already massive traffic jams on Mopac, and overloading the already overloaded schools in the area. Please dump this thoughtless plan into the garbage bin where it belongs. Thank you for your consideration.

Glenn Hall

Board Certified, Commercial Real Estate Law

Texas Board of Legal Certification

From: Nancy Crum
Sent: Sunday, November 02, 2014 4:22 PM
To: Heckman, Lee
Subject: Austin Oaks PUD

As a 35-year resident of NW Hills, I am very much against Austin Oaks PUD. I have voted in every election and will do whatever I can to defeat those in favor of this in our City Government. Please help us.

Nancy Crum

From: Judy Smith
Sent: Fri 11/7/2014 4:58 PM
To: Heckman, Lee
Subject: No to PUD re-zoning request and proposal for Austin Oaks

Dear Mr. Heckman:

Please deny the re-zoning request and proposal for Austin Oaks PUD. The infrastructure to support this development does not currently exist.

The developer proposes adding about 600 new dwellings (apartments and town homes) on the southwest corner of the intersection of Spicewood Springs and Mopac:

- * This would, according to the developer, contribute an additional 21,000 trips by car within this neighborhood, whose rush-hour traffic now approaches a standstill.

- * The nearest MetroRail station is more than 2 miles away, at Lamar Blvd & US 183.

- * Doss Elementary School and Hill Elementary School enrollments are already 80% over the capacity for which they were designed. Murchison Middle School and Anderson High School also exceed their original design capacity.

While dense urban neighborhoods are generally more sustainable, the infrastructure to support the neighborhood should be built before the dwellings themselves.

Sincerely,
Judy Smith
8504 Tallwood
Austin, TX 78759

From: Jeanne Safely
Sent: Tuesday, November 18, 2014 1:14 PM
To: Heckman, Lee
Subject: Austin oaks PUD

No...No...No..Jeanne Safely at 7403 Mesa Drive

I've been in my home for over 40 years. It would cause many of us to move away if we had more cars and people in Northwest Austin. There is already too many deer to avoid.

Thank you.
Jeanne
(512)345-4060

Sent from my iPad

From: James E. Beck
Sent: Friday, November 21, 2014 9:08 PM
To: Heckman, Lee
Subject: Dear Mr. Heckman

I am writing to oppose the Austin Oaks PUD. I will not reiterate the litany of concerns that you have heard repeatedly from the residents of northwest Austin and the four closest neighborhood associations. I myself am a member of Balcones Civic Association.

This project would virtually destroy the adjacent neighborhoods and must not be approved. The owners of the Austin Oaks must operate within the existing zoning regulations.

Sincerely,

James E. Beck

3917 Amy Circle

Austin, Texas 79759

Sent from Windows Mail

From: Chris Matthews

Sent: Monday, November 24, 2014 1:22 PM

To: Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC

Cc: McDaniel, Rahm - BC; Goodman, Jackie - BC; Heckman, Lee

Subject: Austin Oaks PUD- Important

Importance: High

Hello all, I've been a Realtor in Austin for almost a decade. I also live in the Westover Hills area. Part of the reason why I love the area and chose it out of many other areas of Austin was because of the peaceful surroundings and being surrounded with nature while being so close to shopping on the outside. The great schools, the nature, the shopping. It's all there. I sell Austin for a living. I sell these neighborhoods. I drive all over Austin, south, north, east, and west. I witness where congestion increases are getting worse and I have a thorough explanation of what the problems are, but my letter here is not to discuss those. My topic is the Austin Oaks proposed PUD.

What I don't understand is why a 17-story and 14-story are even up for discussion in this area? That is absolutely mind-boggling. My office at 9606 N. Mopac Expy. I believe is 9 stories and that is very large (I believe the largest in North/Northwest Austin) over in the Gateway shopping center, completely away from all residential housing. Austin's biggest issue is that they want to cram way too much into a small area and have no idea how to support it. Then want to work backwards to try to figure it out. That is why we are in this immense mess of congestion. Why must every single exit on Mopac be a massive traffic slowdown? It already slows way down at the Spicewood exit, imagine what 20,000+ more car trips will do?

I'm sure you've heard the common protests of schools will be bogged down, way over-capacity, historic oaks destroyed, we have the Domain, Aboretum, Gateway, Arbor Walk all within 5 minutes. What do all those shopping complexes have in common besides being so close to here? NONE are built directly next to housing, even outside of the skyscrapers. Why do we need Austin Oaks? Skyscrapers in an area surrounded by homes and deer. That makes no sense. This isn't Houston. Already with the increase in population in Austin and people unfamiliar with the Northwest Hills area and how much deer we have here, I have seen deer struck and killed everywhere. I love the deer here, it's what makes me feel like I'm in nature. The other day I watched a car plow down a baby deer hobbling across the street. It brought tears to my eyes. It was one of the worst things I've ever seen in my life.

So I'm just sending you an email of immense concern. Zoning exists for a reason. This isn't some antiquated zoning law. No one in this area wants it here. The schools can't support it. They're trying to build something here that doesn't exist anywhere outside downtown with the skyscrapers. Spicewood Springs and Anderson are landlocked and cannot support the traffic. They're already tremendously crowded. This WILL effect Mopac, toll lanes or not. This is a moment where the city has the opportunity to actually do something right for it's citizens and not be persuaded by a developer not even from the city. Austin continually incentivizes corporations and businesses into locating in Austin, while not doing anything to accomodate the resident's effected or the people coming here. Why destroy every nice neighborhood Austin has? Northwest Hills, Westover Hills, Allandale, Crestview, Cat Mountain are some of the neighborhoods that MAKE Austin. Don't let them destroy it. Just let this one go.

At Your Service,


Chris Matthews ABR, CNE, SFR | REALTOR

Austin Realty Elite Group ■ Horizon Realty
 9606 N. Mopac Expressway, Suite 150 Austin, TX 78759
 cell (512) 703-7416 ■ office (512) 342-1800 ■ fax (512) 275-0600

website | bio | blog | map | email       



Austin Realty Elite Group
 I-AM-REAL-ESTATE.com

What Sets Me Apart?

Accredited Buyer Representative (ABR)

Certified Negotiation Expert (CNE)

Short Sale & Foreclosure Resource (SFR)

**Texas law requires all real estate licensees to provide the [Information](#)

[About Brokerage Services](#) (IABS) document to all prospective

buyers, tenants, sellers, and landlords. **Please Read** and ask questions!**

If you have a friend, family member, or colleague in need of any real estate assistance and would appreciate the high level of service I provide, let me know! I'll be happy to follow up with them.

This e-mail is confidential and is intended only for the person(s) named above. Its contents may also be protected by privilege, and all rights to privilege are expressly claimed and not waived. If you have received this e-mail in error, please call us immediately and destroy the entire e-mail. If this e-mail is not intended for you, any reading, distribution, copying, or disclosure of this e-mail is strictly prohibited.

From: Bari Holden
Sent: Tuesday, November 25, 2014 5:09 PM
To: Heckman, Lee
Subject: PUD

Please do not let our neighborhood be destroyed by greedy outside developers. Austin is already going through major negative impact building proposals.

Bari Holden
7903 Bracken Court
Austin, TX 78731-1991

From: Cynthia Everist
Sent: Saturday, November 29, 2014 1:22 PM
To: Heckman, Lee
Subject:

As a longtime resident of zipcode 78731, we are VERY concerned about the PUD zoning in our area. I know that things change, but when we built our home in 1968, having high rises in our neighbor was not conceivable. Please don't let it become a reality.

Thank you for your consideration---please consider it as if you lived in this area.

Cynthia Everist

From: David R. Barron
Sent: Monday, December 01, 2014 8:45 PM
To: Heckman, Lee
Subject: No PUD in Northwest Hills

Mr. Hickman, I am a resident in the North Cat Mountain community and I strongly OPPOSE the potential development of a high rise building in NW Hills. This development is uncharacteristic of the area much like the 30,000 square foot house that is currently being built in my neighborhood. Please DO NOT allow this happen! Thank you.

Best Regards

David Barron

Sent from my mobile 512-656-8198

From: mchalmer
Sent: Wednesday, December 10, 2014 3:21 PM
To: Heckman, Lee
Cc: nwaca; nopudAUSTX
Subject: NW Austin PUD

I do not want a PUD in this now beautiful, unique Austin neighborhood. Please include these comments in ANY and ALL backup or briefing materials that you create for the Environmental Board, the Zoning Commission and the City Council.

1. These buildings will have too many stories for this neighborhood. At the most, four stories is appropriate.
2. There will be too many people packed into a small area.
3. The construction will bring down too many old trees. Bringing down ONE or these trees is too many. Naturally beautiful topography and vegetation will be destroyed.
4. Too many people means traffic congestion, roads eventually widened, and more natural area destroyed.
5. This area already has a neighborhood center. The center proposed in this PUD is hardly meant to serve as a neighborhood center—which is not needed.
6. People now walk, jog, bike in this area due to its natural beauty, safety, and ease. Put in this PUD, and these recreational activities will halt.
7. Schools in this neighborhood are already overcrowded.
8. This PUD does not help the neighborhood or Austin. It is just leading us down the road to be like Dallas and Houston. Nothing superior, nothing unique, just asphalt and buildings.

Margaret Chalmers

From: Darin Duvall
Sent: Tuesday, December 16, 2014 10:20 AM
To: Haase, Victoria (Tori)
Subject: Please respect existing zoning

Hi Tori,

I live on Hillrise Drive off of Spicewood Springs. I am concerned about the proposed PUD that would allow a developer to replace a tree-filled business park with high-density buildings. Zoning is put in place to prevent this type of thing. There is no point in having zoning if a developer can simply get an exemption or change the zoning when it suits them.

Few citizens are active these days. When a neighborhood unites against something, you can be sure it is important to many people.

Thanks for your time.

Darin Duvall

From: J I Pamela Halter
Sent: Saturday, December 13, 2014 4:24 PM
To: Heckman, Lee
Subject: No Pud

Mr Heckman,

I'm writing to let you know that I am not in favor of the PUD in our neighborhood. It is out of character with our neighborhood (Northwest Hills) to have anything above 5 floors high.
Please share my comments in any and all back up documents or briefing materials that you create for the Environmental Board, the Zoning Commission and the City Council.

Respectfully,

Pam Halter 7507 Valburn Drive 78731

From: James Robinson
Sent: Tuesday, December 16, 2014 2:43 PM
To: Haase, Victoria (Tori)
Subject: Austin Oaks PUD

I live in the area and experienced traffic this morning between 7:30 and 8am on Hart Lane and Greystone(4 way stop). It was congested at best. I can not imagine the traffic situation with an additional 21,000 vehicle trips per day in the area.

I also observed traffic on the frontage road with MOPAC at 11:30 this morning. Vehicles cutting across lanes and again heavy traffic, this time at Far West and the frontage road. Same issue, congestion.

Please be sure to give heavy consideration on the impact of the massive increase in congestion the planned PUD will have on our neighborhood.

James Robinson

7800 Deer Ridge Cir.

From: Darin Duvall
Sent: Tuesday, December 16, 2014 10:20 AM
To: Haase, Victoria (Tori)
Subject: Please respect existing zoning

Hi Tori,

I live on Hillrise Drive off of Spicewood Springs. I am concerned about the proposed PUD that would allow a developer to replace a tree-filled business park with high-density buildings. Zoning is put in place to prevent this type of thing. There is no point in having zoning if a developer can simply get an exemption or change the zoning when it suits them.

Few citizens are active these days. When a neighborhood unites against something, you can be sure it is important to many people.

Thanks for your time.

Darin Duvall

From: Christopher Young
Sent: Friday, February 06, 2015 6:08 PM
To: Haase, Victoria (Tori)
Subject: Stop the PUD

Ms. Haase,

I live on Greystone Drive and I oppose the PUD at Austin Oaks.

Please add my comments to your documentation so that it will be discoverable in future matters concerning the PUD at Austin Oaks.

Sincerely,

Chris Young

3709 Greystone Dr

Austin, TX 78731

From: Helen Brauner
Sent: Saturday, February 07, 2015 7:59 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Hello-

I live in Northwest Hills and am concerned about the impact that the proposed Austin Oaks PUD could have on our neighborhood and city. The schools in this area are already severely overcrowded, we don't want to lose too many trees to development, and we'd like a development that doesn't significantly increase traffic in the area.

Please add these comments to the "backup"..

Thank you,

Helen Brauner

From: Mark Herron
Sent: Sunday, February 08, 2015 11:24 AM
To: Haase, Victoria [Tori]
Subject: Austin Oaks

I SUPPORT the proposed Austin Oaks development and the owners rights to maximize the use of their property.

From: llbeamer
Sent: Monday, February 09, 2015 1:56 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Tori,

I wish to add my voice to the many voices in the Northwest Hills community opposing the Austin Oaks PUD. The project's urban scale and density is entirely out of keeping with the surrounding community. If approved, it would tower over surrounding housing, massively overload the traffic infrastructure, and put further pressure on already severely overcrowded schools. I do not oppose change and redevelopment. I do oppose a blatant attempt to extract the last dollar of value from a property at the expense of the community.

Linda Beamer

3902 Edgerock Drive

Austin TX 78731

From: Jan Bland
Sent: Tuesday, February 10, 2015 8:39 AM
To: Haase, Victoria [Tori]
Subject: reasons I am opposed to the Austin Oaks PUD

Please put this in your comments in the "backup"

I am opposed to the Austin Oaks PUD

The PUD does not meet the intent of the zoning

The PUD does not meet Tier One Requirements

The proposed high rise buildings are out of place for a neighborhood setting. Too many trees will be taken down. Our neighborhood schools are over-crowded and this development adds 69-120 children to the schools. Traffic at the current intersections is above neighborhood expectancy and this development will increase traffic

Jan Bland

From: Leslie Currens
Sent: Wednesday, February 11, 2015 12:57 PM
To: Haase, Victoria [Tori]
Subject: Say NO to Austin Oaks PUD

The Austin Oaks development does not deserve a PUD status. It is not a superior development.

Austin Oaks Development plan is inappropriate for its location. It sits on the very edge of a large and quiet residential area. The traffic that it would generate will overwhelm neighborhood streets. The height of the proposed buildings is extremely inappropriate for this location with 15 to 17 story office buildings that may belong downtown or perhaps in the Domain area, but not in the middle of a residential area.

Austin Oaks development will cut down more than 19 protected trees. It's called Austin Oaks because of the grand old oak trees that will be destroyed by this proposed development.

The schools in this area are already as much as 180% over capacity. The additional proposed multifamily housing here will make the situation much worse.

This proposed development is entirely inappropriate for this site. I ask that you reject it. I ask that the developer not be granted a PUD status.

My mother lives very near this development, and my kids attend the schools that will be adversely impacted by this development. In addition, my access to Mopac is normally at Spicewood Springs next to this proposed development. This development will have a very negative impact on our daily lives.

Please add my comments to the "backup".

Sincerely,

Leslie Currens

6404 Deer Hollow Lane

Austin, TX 78750

From: Monica Solomon
Sent: Wednesday, February 11, 2015 7:00 PM
To: Haase, Victoria [Tori]
Subject: PUD

I am against the PUD!!! There is nothing good about this.
Monica Solomon

Sent from my iPad

From: Melvin Driskill
Sent: Thursday, February 12, 2015 8:54 AM
To: Haase, Victoria [Tori]
Cc: Gallo, Sheri; NWACA; Ann Dennkler; Madelon Highsmith
Subject: Fw: The Austin Oaks PUD.

Ms. Haase,

Please see my below comments re the PUD at Austin Oaks. Please give this disaster your undivided attention.

Melvin Driskill

From: [Melvin Driskill](#)

Sent: Thursday, February 12, 2015 8:42 AM

To: [Sheri Gallo](#)

Cc: [NWACA](#) ; [Karen Sironi](#) ; [Ann Dennkler](#) ; [Madelon Highsmith](#)

Subject: The Austin Oaks PUD.

Ms. Gallo,

I hope you will continue your earlier resistance to the disaster that a developer wants to create at the PUD at Austin Oaks. You spoke against the PUD at the area meeting last Fall, in fact you spoke in opposition just ahead of me!! I have no faith or confidence in our city's reviewing process on these matters. I found it very disturbing that at the Fall meeting **the city's rep sat with the developer!!!! not as a neutral party** away from the developer.

As you may remember from my comments at the Fall meeting, back in the early '80s while I was president of NWACA, we had a twin huge towers development presented to us by a developer for the southwest corner of Far West and MoPac South access road. NWACA voted it down and it was ultimately denied by the city. We didn't need those "sore thumb" commercial structures in our largely residential neighborhood back 30 years ago and we don't need precedent setters for MoPac and Rte. 2222 today!!!

Please continue your total opposition the the Austin Oaks PUD. (And I voted for you as our Dist. 10 rep at the Council).

Sincerely,

Melvin Driskill

4207 Endcliffe Drive

From: Julie Rawlings
Sent: Sunday, February 15, 2015 10:57 AM
To: Haase, Victoria [Tori]
Subject: Proposed Austin Oaks PUD, Case Number C814-2014-0120

Regarding Proposed Austin Oaks PUD, Case Number C814-2014-0120

The Summerwood Homeowners Association Board of Directors, representing 136 households in District 10, requests that the City of Austin deny the proposed Austin Oaks PUD zoning request.

If the Austin Oaks PUD is built as proposed, daily car trips are expected to increase by 20,000; vehicles will idle at intersections that are already failing. New students will attend currently overfull schools. Numerous beautiful heritage trees will be lost. The height of the office buildings, taller than any outside of downtown, will degrade the character of the neighborhood. Moreover, it is our understanding that the Austin Oaks PUD would be in direct conflict with *Imagine Austin*.

We recognize that new development/redevelopment is inevitable. However, proposed projects must include measures to preserve and, even better, enhance the quality and beauty of our 40-year-old community. The Austin Oaks PUD proposal does not preserve or enhance.

Thus, the Summerwood Homeowners Association Board of Directors asks that you deny a zoning change for Austin Oaks case number C814-2014-0120.

Sincerely,

Julie Rawlings, President
Summerwood Homeowners Association

From: April L McCormack
Sent: Sunday, February 15, 2015 8:18 PM
To: Haase, Victoria [Tori]
Subject: The Austin Oaks PUD

Tori

I would just like to let you know that I am against the PUD proposed for Austin Oaks for a number of reasons. Primarily the increase traffic and school overcrowding although aesthetically I do not believe a 15-17 story building there would make sense. The infrastructure is not there to support that type of development and this is not the ideal location for a second development. With Arboretum and Domain so close by, those have the infrastructure and access to facilitate larger structures such as this.

I would just like my comments in the back up for this re-zoning proposal.

Please do reach out if you would like to discuss further or need more details.

Sincerely,
April McCormack
Far West Blvd
Austin, TX 78731

From: Dot
Sent: Monday, February 16, 2015 12:19 AM
To: Haase, Victoria [Tori]
Cc: Sherri.gallo@austintexas.gov
Subject: Austin Oaks PUD

Ms. Haase,

I am writing to request conventional zoning, not PUD for Austin Oaks at Spicewood Springs Rd. and Mopac, because there is nothing "superior" about the PUD request, nothing that benefits this neighborhood, but rather creates huge problems. Our schools are already well over capacity, and the PUD will add to this problem. The increased traffic at this intersection will be unsustainable. Fifteen to Seventeen story office buildings belong downtown, not in a neighborhood. This will set an abhorrent precedent for development all along Mopac.

Please place my comments in the "backup" file and please deny the Austin Oaks PUD.

Thank you,

Dorothy Strance

From: George Meihaus
Sent: Monday, February 16, 2015 1:08 PM
To: Haase, Victoria [Tori]
Cc: Gallo, Sheri
Subject: Austin Oaks Pud

Dear Tori,

My wife and I live at 7515 Stonecliff Circle Austin, TX. 78731.

I am writing you to oppose the Austin Oaks PUD. We already have way too much traffic congestion in our area and this development will just make it worse. Right now at 5:00 PM getting across MOPAC on Anderson can take 3 to 4 light cycles.

With the additional estimated 19,000 to 23,000 car trips, this will only make it worse. Most developers do not care about the impact this will have on the environment and the disruption of the families in our neighborhood.

Our house is about five blocks from the planned PUD and it will have a large impact on our lives.

This type of development would be better suited at the Domain. I sincerely hope you and the city will do the correct thing in opposing the Austin Oaks PUD.

Sincerely,

Carolyn and George Meihaus

From: davisboonewedding
Sent: Monday, February 16, 2015 1:23 PM
To: Haase, Victoria [Tori]
Subject: No PUD

Hi Tori,

I want you to know we strongly oppose the rezoning in our Northwest Hills neighborhood. We don't want a 500% increase in traffic as well as MORE overcrowding in our schools.

Please put these comments in the 'backup' and make sure our voice is heard.

Thank you,

Susan Davis

From: Mark Hilpert
Sent: Monday, February 16, 2015 4:29 PM
To: Haase, Victoria [Tori]
Subject: No to Austin Oaks PUD

Tori as I told your predecessor, I live in Northwest Hills, 4214 Woodway Drive, and my wife and I are 100% opposed to the Austin Oaks PUD. I have spoken with our representative Sheri Gallo, who ran in opposition to the PUD and now I'm conveying my opposition to you as case manager.

Sincerely,

Mark Hilpert

From: Bill and Sharon []
Sent: Monday, February 16, 2015 4:32 PM
To: Haase, Victoria [Tori]; Gallo, Sheri
Cc: contact@adlerforaustin.com
Subject: Austin Oaks PUD Rezoning Issue

Dear Leaders:

*As a lifelong Austinite, I have seen so many changes in our city, some good and some horrible. We are opposed to the rezoning of the current commercial property at Austin Oaks. What is now an acceptable use of land should not be changed or altered. Current traffic on MoPac and the surrounding area is already "rush hour" traffic all of the time. We are concerned about the negative effects of this proposed development (and others in the queue) on our already-overcrowded schools and the heart-breaking loss of beautiful trees. Shopping is already more than adequate with the Arboretum and Domain areas a short distance away, and we moved to this section of town for the neighborhood characteristics available here. **When you drive around the area, look for the signs of protest to this PUD!***

*We are opposed to an indefinite postponement for the Austin Oaks PUD rezoning. The applicant has now made three proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and we don't see opposition to the project changing. Staff has had four months to address the second traffic impact analysis submitted on August 19, 2014, and the applicant has been working with the Transportation Department and TxDOT since July. **Eight months should be adequate time for staff review.***

Please share this letter with all council members and keep in the file as a letter of protest from taxpayers who are already over-taxed and generally upset with the sweeping changes to our beloved Austin. This past election made a wonderful change in Austin - let's work together for a reasonable direction regarding Austin progress.

Sincerely,

Sharon & Bill Duncan

3733 Cima Serena Drive

Austin, TX 78759

From: Michael Charlesworth
Sent: Thursday, February 19, 2015 1:58 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Ms. Haase,

Please stop the Austin Oakd PUD.

We the citizens and voters of Austin don't want it.

The carbon footprint of this development will be a nightmare if it goes ahead. The heat and greenhouse gases emitted by a) taering up the existing arrangements, b) building the new ones and c) added permanently by the extra cars and Acs doesn't bear thinking about. It will be an environmental disaster.

It's this sort of development that is changing Austin from being a desirable place to live, into a dump.

Enough is enough!

Please put my comments in the "backup".

Yours sincerely,

Michael Charlesworth

8307 Summer Place Drive

Austin, Texas 78759

(512) 232-2345

From: Mary Kracklauer
Sent: Friday, February 27, 2015 5:38 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Tori Haase:

Certainly, we the citizens of Austin all want our beloved city to be a vibrant, dynamic, flagship municipality in the State of Texas. Thank you for your contributions to such a goal.

In that regard, at this time I would ask that you carefully consider the impact of the proposed Austin Oak PUD, which I vehemently oppose as a resident of the Northwest Hills Area.

- This area is primarily residential with appropriate retail to support such an environment. Twelve+ story buildings are appropriate in a downtown area; not here! Austin prides itself in being different than Houston or Dallas. Austin can grow and expand without such a radical and negative transformation of an established area.
- Austin's Land Development Code states that one of the goals of a PUD is to preserve the natural environment. This project appears to fail of several fronts: 1) loss of many large trees (ironic that is called Austin Oaks PUD), 2) apparently no parks, hiking trails or playgrounds to be incorporated in the immediate area of the proposed construction, and 3) the esthetic affront of 12+ story buildings in a three-story area!
 - Traffic in the mornings and evenings accessing and traveling on MoPac is already a nightmare that the one additional lane is unlikely to remedy. The fact that there is no convenient access to light rail (unfortunately!!!), means that traffic on MoPac would likely increase exponentially. *Unacceptable*. Austin has already earned national notoriety because of its traffic congestion. What would the impact be if additional MoPac intersections also changed the zoning? Shouldn't we trying to emulate Atlanta, one of the cities with the best traffic flow records, rather than L.A., the city with the worst traffic record?
 - The schools in the area are all currently filled beyond capacity. Just consider the number of portables that have been added already to Murchison in the last 10 or so years. A significant increase in enrollment would not only be a huge building and administrative expense for the local schools, but this factor alone would greatly increase car and pedestrian traffic through the neighborhood at peak times – both a convenience & safety issue.

Thus, I am vehemently opposed to The Austin Oaks PUD and concur with the conclusion stated on the following site:

http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Austin_Oaks_Office_Complex_CodeNEXT.pdf

- Violates "Imagine Austin" comprehensive plan
 - Does not meet "neighborhood center" criteria
 - Does not *"preserve neighborhood character"*
- Does not meet PUD Tier One requirements
- Quadruples site density, intensity and height
- Adds 20,000 trips to already "failing" intersections
- Allows tallest buildings between UT and Waco
- Current zoning already permits mixed-use

To provide a larger picture, I would like to say that I support the following in the Northwest Hills Area:

- A Neighborhood Center that is “walkable, bikable, and [is] supported by [adequate, efficient] transit”
- A Neighborhood Center with “mixed-use buildings, smaller apartment buildings, townhouses, row houses, duplexes, and single family homes.” This we already have. Personally, I believe that such housing contributes to the development of *community*, unlike high-rise apartments and business offices that do not related directly to the neighborhood. I’m sure you’re aware of the research to support this notion.
- A Neighborhood Center with easily & fully accessible green spaces (parks, hiking paths, public playgrounds) located throughout the area for all its residents.
- A Neighborhood Center which limits the increased population so as to “preserve the neighborhood character.”
- A Neighborhood Center which already has the appropriate infrastructure of electricity, water supply, fiber optics cables, sidewalks, etc. to support the growth. (Consider the myriad of water and electric outages in the UT area as the development of high-rise dorms/condos far outpaced the infrastructure. Many brand new buildings experience repeated problems).

Overall, the issue is not just this neighborhood; it is the larger concern of the entire Austin community. Will Austin become another Texas city with uncontrolled, unexamined growth that mostly benefits (outside) investors, or will Austin retain its special community ambience and traditions while embracing positive growth and development? Will input from the community be valued appropriately?

Please add my name to those who oppose the Austin Oaks PUD.

Thank you for your consideration as you go forward with discussions about keeping Austin a wonderful place to live and to raise families in safe, healthy, and convenient locations.

Sincerely,

Mary Kracklauer

7604 Chimney Corners, 78731

From: Kathy Cramer

Sent: Thursday, March 05, 2015 1:17 PM

To: Haase, Victoria [Tori]; Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; gregorio.cesar@austintexas.gov; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

Subject: Opposed to Austin Oaks PUD designation

As a resident of the Williamsburg/Charleston Place community, located on Spicewood Springs Road west of the proposed Austin Oaks PUD, I am opposed to granting the developer a PUD designation.

One of my primary concerns about the proposed project is the massive increase of traffic through the Spicewood Springs/MoPac intersection. At certain times of day, it is already a challenge to:

1. Exit onto Spicewood Springs Road, either to the right or straight ahead, without waiting several minutes for traffic to pass.
2. Navigate the intersection with Hart Lane, which has no traffic light. Over the past three years, I have seen the aftermath of several accidents, apparently the result of over-eager left-turners.
3. Get through the light at Wood Hollow Road. It can sometimes take two or three light changes, given the gridlock that occurs as cars from Wood Hollow turn right and try to get across to the far left lane within a very short space.
4. Get through the light at MoPac, given the number of cars trying to turn left onto the MoPac service road. Left-turners can back up into the travel lane, again causing gridlock at the intersection.

Given these issues with the current number of cars through this intersection, the traffic problems will only become worse, leading to a failed intersection, as a traffic impact analysis has shown. If, as a result, the bridge over MoPac needs to be widened, who will pay for that? Not the developer that caused the problem.

My second major concern is that, after years of working to develop zoning plans that maintain the character of Austin's neighborhoods, granting a PUD would, in effect, tear a large hole out of that cohesive fabric. There would be no control over future changes to the property. The PUD would become a self-contained unit answerable to no other entity while the surrounding area would struggle to maintain itself against encroachment. And if this becomes a precedent and more PUDs are allowed, the map of Austin will resemble nothing more than a slice of Swiss cheese, losing much of the character that makes it such an attractive place to live and work.

In sum, I do not object to allowing the property to be redeveloped in accordance with existing zoning regulations, since that would allow significantly more square footage and building height on the property while retaining existing protections for the quality of the neighborhood, particularly in regard to tree coverage and maintaining an appropriate relationship to the surrounding residential neighborhoods.

But I do object strenuously to granting a PUD designation to the Austin Oaks developer. I see nothing in it that is superior to what can be developed on the property under existing zoning regulations.

Regards, Kathryn Cramer

Kathryn Cramer

512-909-8248

From: Janey Rundell
Sent: Friday, March 06, 2015 10:03 AM
To: Haase, Victoria [Tori]
Subject: PUD Austin Oaks

I wish to register my opinion on the proposed rezoning of this parcel. I live at 3859 Williamsburg Circle, 78731, and feel rezoning allowing for increased density would directly and adversely affect traffic on Spicewood Springs Road, Hart Lane, Wood Hollow, Far West and Mesa Dr., as well as the neighboring streets.

Jane Rundell

From: David Lundquist []
Sent: Friday, March 06, 2015 12:29 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD - rules & regulations

Hello Tori,

I am writing as a concerned neighbor living in Northwest Hills. I do not support redevelopment outside of what is currently allowed by zoning law.

As a homeowner, I must stay within the rules & regulations set by the City of Austin. Whether its permeable surfaces, or the size of my house, I can't increase the value of my property by straying outside of what is allowed.

If the zoning only allows for a certain size of a building, it should remain that way. Otherwise, I believe we should all be able to do the same thing - homeowners should have the opportunity to increase the value of our properties as well and build bigger structures. Why is this option to buy land on the cheap and apply for huge exemptions only open to developers?

Beyond that, the traffic into and out of our homes are sure to be an absolute nightmare. Please don't approve this PUD. All the roads leading into and out of this PUD is not simply Spicewood which we know is already a problem. It would be from all directions - traffic from 360, 2222, Anderson, increased traffic density on Mesa and increased density on side streets once Mesa becomes clogged. My kids currently have no place to ride their bikes near our house given current traffic conditions. We have to wait 10 minutes sometimes just to cross Mesa given traffic. This will surely become worse.

Please listen to our voices on this issue. There is no need for a development of this scale here. People already can't get around on MOPAC, why would someone even want to build that PUD in this part of the city?

Please add my comment to backup.

Sincerely

David L

From: Mike O'Neil]
Sent: Friday, March 06, 2015 12:38 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

It would not be a good idea to let this happen due to the traffic and the destruction of the neighborhood beauty and safety. I vote against the PUD proposal.

Sent from my iPhone

From: Augusta Gelfand
Sent: Saturday, March 07, 2015 12:01 PM
To: Haase, Victoria [Tori]
Subject: PUD Letter from resident

6502 Santolina Cove
 Austin, TX 78731
 March 7, 2015

Austin City Council,

I have not written the Austin City Council in the past, but find the PUD planned for my neighborhood beyond my comprehension. The area in the Steck Avenue, Mesa Road, Far West Boulevard and Mopac area now under consideration as a PUD is already dense and full of traffic. Look at the traffic running up Spicewood Springs any day. When I drive west from Mopac to enter Steck Avenue I cannot turn left or right off Steck due to the long line of cars waiting in line to enter or cross Mopac often stacked up for several light changes. I used to travel to Steck Avenue daily when I lived on it for 19 years. It is also a connector for those living west of this hill to reach Mopac.

Now I live off Far West Blvd, which also has cars coming east traveling up Far West to reach Mopac. At school dismissal time, one can hardly travel Far West Blvd due to the high traffic when Doss School lets out.

I understand that the developer's own Traffic Impact Analysis shows the project creates failed intersections at Steck and Mopac, Spicewood Springs Road and Mopac and Far West at Mopac given the almost 500% increase in traffic generated from the project. (4,118 existing trips to 23,804 car trips is a 478% increase.) Yet all the applicant is proposing to do is restripe some roads, add one of two signals and build some crosswalks. He argues that it's TxDot's job to address the failed intersections. So, who ends up widening the intersections or the bridges over Mopac? My guess is it will be the taxpayer or the City, since TxDot has been notoriously underfunded.

The outbuildings by Doss and Murchison Junior High are testament to the over crowding in these two neighborhood schools already. **This project adds 69-120 students to the most overcrowded elementary in Austin and the only overcrowded junior high in AISD. This PUD can hardly be considered an improvement.**

Finally, there is plenty of shopping available on Anderson Lane and Burnet some of it awaiting regentrification, without building another shopping area in the immediate neighborhood. There is plenty of shopping on nearby 360, 183 and along Mopac, such as the Domain and Arboreteum Walk. There is available office space on the office building along Mopac on both sides. In fact the property owner's own website, <http://www.spirerealty.com/properties/austin-commercial-real-estate/austin-oaks/> states there are 50 locally owned restaurants and retail locations within less than of mile of the site.

So, given that retail and restaurants comprise only 6% of the so-called Neighborhood Center, isn't the rezoning request just a pretext to get tall office buildings? I doubt Imagine Austin proposed 16 story skyscrapers all along Mopac.

Since the developer can build everything he's proposing in conventional zoning, including affordable housing if he does Vertical Mixed Use Zoning, I don't see how this project is superior in any way. What I see the city

getting in the way of affordable housing is not offset by what it will cost to improve the intersections at Mopac and at Hart Lane and Spicewood Road.

This is a bad deal. I urge you to vote against this PUD plan under consideration.

Sincerely,

Augusta Gelfand

Austin City Council,

From: Julie Sanford
Sent: Tuesday, March 10, 2015 1:31 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD Proposal

Dear Ms. Haase: Please put my comments in the "Backup" for the Austin Oaks PUD Proposal. The Austin Oaks proposal in either of the two versions so far is terrible and in no way meets the City's intent for PUDs.

Please do not approve or even consider it until it has at least:

1. Real public park space WITHIN the 7 tracts. No use of Doss or Murchison grounds should be proposed.
2. A realistic plan in cooperation with the city for public transportation.
3. Inclusion of housing for seniors and handicapped persons, including those of modest means.
4. A realistic plan in cooperation with the city for schools. The existing nearby schools are over full now.

There is office space now in the 7 tracts going unused, and plenty of unused office and retail space up and down Anderson . The Domain is right up MoPac, and it ties in with the public transport plan, which Austin Oaks does not. We doubt this proposed development is justified. It serves little purpose except to make some aggressive developers richer.

Thank you for your consideration.

Julie Sanford

3907 Sierra Drive, Austin, 78731

From: Fred Fox
Sent: Friday, March 13, 2015 8:42 PM
To: Haase, Victoria [Tori]
Cc: nopudAusTx
Subject: PUD Spicewood and MoPac

I have lived in Austin since 1970. I have seen the "improvements" regarding MoPac, Cap Tx Hwy, 2222, Bee Caves. I have lived in NW Hills since 1994.

The Austin Oaks PUD just wants to build the biggest office buildings outside of downtown and across the street from UFCU Steck/MoPac office towers. Those towers were very low occupancy for most of the time since they were built, until UFCU got a sweet deal on them.

Austin Oaks PUD is not a positive enhancement to the neighborhood in any way. Whether you look at car trip congestion, MoPac-Spicewood intersection gridlock, incongruent building height, artificially accelerated commercial land value increasing residential homeowner taxation I get a bad deal as a homeowner.

This developer has offered some maybe-could-possibly...19 years from now sweeteners to the deal but the stripes will not alleviate congestion, the Doss park only reworks-does not add any park area, the reduction of cutting 9 to 5 heritage trees does not change the 45% removal of all existing legacy trees in the PUD plan.

The main accomplishment of this project is a new office center 5 miles north of Downtown which will create at least some downtown office flight as traffic becomes even worse with continued insistence Austin avoid an integrated mass transit system and that should be a worry to downtown quality of life advocates.

Please call or write if you have any questions.
Frederick Fox
7204 Running Rope Circle

From: Clay Robison
Sent: Friday, March 13, 2015 4:04 PM
To: Haase, Victoria [Tori]
Subject: PUD rezoning

I am strongly opposed to the PUD rezoning at Spicewood Springs and Mopac. Opposed, period.

William Clay Robison

6514 Santolina Cv.

Austin 78731

From: Johnson, Jim
Sent: Monday, March 16, 2015 8:47 AM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

As a resident of the neighborhood, Waterline Road, I am very much opposed to the PUD proposal being offered by the developer. I'm not even sure why any PUD is needed. This is a residential neighborhood, building height should not be greater than 5 stories. Even the buildings at Far West Blvd & MoPac are shorter than the ones being proposed for Austin Oaks. The proposal makes no REAL effort to address building height, density, traffic impact, or school impact. Their only interest is in greatly increasing available commercial space, thus more people, more traffic, without any thought to impact. I'm not opposed to the use of a PUD when it is appropriate and ACTUALLY takes into consideration improving the area, but I do not see this in this proposal in any way. Please do not approve this proposal as it stands now.

Jim Johnson,
7301 Waterlin Road
Austin, TX 78731

From: Kenneth
Sent: Monday, March 16, 2015 2:11 PM
To: Haase, Victoria [Tori]
Subject: Proposed Austin Oaks PUD -- Opposition

The proposed PUD at the Austin Oaks has several disadvantages:

>> Dramatically increase traffic in the area & the proposed traffic control plans are woefully inadequate.

> Increase school population in already over-crowded local schools.

>> Visible in very near residential areas, impose buildings which are better suited for downtown or much farther north

along Mopac.

>> The weak claim that the intersection of Spicewood and Mopac will be a traffic hub is falsely based on the

Envision Austin and has no data-based merit.

>> The destruction of protected oak trees.

>> No less than 5 area neighborhood groups are in dramatic opposition. Allow the people who live in the

area to have the overriding voice about their environment.

My recommendation:

>> Allow redevelopment under current code, since the proposed PUD development will not be "superior" to

current code development, rather would, indeed, be far inferior to it. Follow the dictates of city code

on PUD's!

Thank you,

**Kenneth Fincher
3818 Williamsburg Circle
512-372-8291**

From: Laura Ordner
Sent: Monday, March 16, 2015 4:06 PM
To: Haase, Victoria [Tori]
Subject: Proposed Rezoning at Spicewood Springs and Mopac

I have owned my Williamsburg property since 1988 and witnessed many changes. This proposed rezoning change would devalue our property and create a dangerous environment for current homeowners. My home backs up to Spicewood and I have witnessed MANY wrecks at the intersection of Greenslope and Spicewood Springs. There are numerous elderly drivers who do not need more traffic to deal with that this proposed project would generate.

The new Realtor's Office building on Spicewood has already added to traffic on this road. Please consider all of us who bought in this neighborhood because it was a safe retirement community.

Thank you,

Carrol Ordner
3884 Williamsburg Circle
Austin, Texas 78731

Sent from my iPhone

From: Paul Hickey
Sent: Wednesday, March 18, 2015 3:42 PM
To: Haase, Victoria [Tori]
Cc: Gallo, Sheri; Adler, Steve
Subject: PUD at Spicewoods Springs and MOPAC

Lori,
this is a plea that you do everything in your power to stop the requested rezoning of the subject site from General Office to PUD. I have lived in Northwest Hills since its early days of development and am seeing an influx of 2nd generation residents moving back into Northwest Hills and Westover Hills since they consider this to be a superior neighborhood to raise a family. My son is one of these persons as he and his wife choose their house based on proximity to DOSS school which he attended from the first class in 1970. A growing number of his childhood friends are doing the same.

There is no question that the requested PUD zoning change would disrupt and totally change the character of adjacent residential neighborhoods.

We and many of our friends call this area "the Bubble" (bounded by 2222, MOPAC, 183, Loop 360) since it is a low traffic, residential area with all the infrastructure and services needed without the necessity to enter a major thoroughfare. We have churches, synagogues, shopping, grocery stores, doctors, dentists, postoffice, library, banks, etc. To destroy this idyllic family friendly environment simply to financially benefit an out of town developer would be an awful mistake in my opinion. These investors knew the zoning restrictions when they bought this property and have no presumptive right to change it.

Please go to bat for our community and stop this effort before it becomes a negotiation concerning the details of the proposed PUD instead of a yes/no decision on zoning change.

Regards,
Paul Hickey

From: Jim Lodwick
Sent: Thursday, March 19, 2015 12:32 PM
To: Haase, Victoria [Tori]
Subject: Stop the Austin Oaks PUD!

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From: jimlodwick@outlook.com
Subject: Stop the Austin Oaks PUD! Now
Date: Thu, 19 Mar 2015 12:29:58 -0500

This proposal may be the most insanely incompatible thing that I've ever seen.

It makes no sense from any standpoint.

Stop. It. Now.

Thank you, Pam & Jim Lodwick ~ please call if there are any questions.

Jim Lodwick
512 345 3445

Freedom4um.com
GCNLive.com
OnWingsofCare.org
2ASisters.org

From: Melanie Bolke
Sent: Sunday, March 22, 2015 10:58 PM
To: Haase, Victoria [Tori]
Subject: Strongly opposed to Austin Oaks PUD

Tori - I am a resident of Northwest Hills, and I strongly oppose the Austin Oaks PUD re-zoning campaign and possible urban development.

My family and I frequent Doss Park on weekends during the school year. Our property taxes pay for that park. According to this developer, we would no longer be able to utilize it during the school year, which is completely absurd.

In addition, this possible development will make already existing traffic problems worse, and does nothing to address our already overcrowded schools.

Please add my comments to the case file in your "backup."

Thank you.

Melanie Bolke

4213 Prickly Pear Dr

Austin, TX 78731

--

Melanie Bolke

Lead. Inspire. Create.

512.415.6355

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From: Uttara
Sent: Thursday, April 09, 2015 9:26 PM
To: Haase, Victoria [Tori]
Subject: No Austin Oaks PUD

I live in the Northwest Hills area and I oppose the PUD for the following reasons:

- Schools in the area are extremely overcrowded- Doss, Hill, Murchison, etc. I have a child currently at Murchison. The developer is not taking any concrete steps to mitigate the impact of additional residents on the area schools.
- The developer can use current zoning to double the square footage and height. There is no need for special zoning to increase the square footage 400%.
- Far West Blvd has already been rezoned, and supports vertical mixed use on a more appropriate scale.
- The bridges over Mopac cannot support so many density centers. Traffic on Mopac is already horrendous, and the additional lanes being built will do little to mitigate the expected increase in traffic.

I also do not favor changes to zoning among shopping complexes being redeveloped along Burnet Road, and other parts of the Mopac corridor, that I hear about from friends living in different parts of Austin. The city should take a comprehensive view and determine overall zoning, and then NOT make exceptions on a property by property basis as they are currently doing.

Thank you for your time!

Uttara Chokhawala

6000 Highlandale Dr

Austin TX 78731

April 9, 2015

Austin City Council
City Hall
301 W. 2nd Street
Austin, Texas 78701

Mayor Adler, Mayor Pro Tem Tovo, Council Members:

Austin Neighborhoods Council's Executive Committee would like to bring to your attention a resolution concerning the Austin Oaks Planned Unit Development (PUD). This development is in conflict with the Imagine Austin Comprehensive Plan, and its impact would be long lasting to the surrounding neighborhoods. Thank you for your attention to this important item.

Respectfully,
Mary Ingle
ANC President
P.O. Box 301975
Austin, Texas 78703
www.ancweb.org

From: Melissa Shawn []
Sent: Tuesday, April 14, 2015 8:58 PM
To: Haase, Victoria [Tori]
Subject: No to the Austin Oaks PUD

I have been an Austinite since 1960. The question of the day is what are we going to do about our horrific traffic situation?

For starters, how about we stop building projects like what is proposed at Austin Oaks, where 20,000+ additional car trips a day will invade the area? These types of development decisions are how we got in this mess, and I'm really getting tired of these projects getting approved--and then later asking what we can do about the problems they caused.

It's quite simple. Prevent the problem by denying the PUD. It doesn't meet the Imagine Austin plan so this should be a no brainer. Either that or the whole Imagine Austin plan is nothing more than lip service when money is being waved around.

Melissa Snyder
Northwest Hills resident

From: David Goldstein
Sent: Thursday, April 16, 2015 11:17 AM
To: Haase, Victoria [Tori]
Cc: Goldstein.David
Subject: Austin Oaks PUD

Tori,
I have been given your email as the case manager regarding this request for a variance (right word?). I hope you are the right person. If not, please excuse this note.

I would like to voice my strong opposition to the granting of any exceptions or variances to the developer for this property. I am a long time neighborhood resident (21 years at 7700 Chimney Corners Dr, 78731) and bought in this area specifically to be away from commercial development. The thought of putting in the huge buildings in this part of Austin is crazy. Those large structures belong downtown or out at the Domain, somewhere not residential. We do not need more traffic or more kids in our already overfilled schools. We already have kids housed in trailers at school. I do not see any way the developer should be allowed to run roughshod over our neighborhood with his plans.

Thanks for your attention.
David Goldstein

David B. Goldstein
Hayden Head Centennial Professor of Engineering Graduate Adviser Director, Computational Flow Physics Laboratory
Department of Aerospace Engineering and Engineering Mechanics The University of Texas at Austin
210 E. 24th St., Stop C0600
Austin, TX 78712
Tel. (512) 471-4187
Fax (512) 471-3788
Website: cfpl.ae.utexas.edu

From: Kathleen Aronson
Sent: Friday, April 24, 2015 7:49 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Tori,

I live in the northwest hills neighborhood and am writing to respectfully voice my opposition to the PUD. It's too big for this area of town. The impact on traffic and the local schools will destroy the quality of life in this neighborhood.

As you no doubt know, Doss is already one of the most crowded schools in Austin ISD--built for 500 students with 975 attending. The city's response is to just keep dropping temporary buildings onto campus until there's hardly any place for kids to play. The trust fund the developers want to create doesn't even begin to address the real issue. It's insulting.

Traffic in this area is already bad because we're now being used as a pass through for folks who want to avoid 183 and Mopac. The traffic they're saying will result from this development will change everything.

By far the neighborhoods around this area DO NOT want this project because of it's massive scale.

Please protect the integrity of these neighborhoods. Keep these types of projects downtown and don't turn us into Houston.

Respectfully,

Kathleen Aronson

From: paul.kirsch2020
Sent: Monday, April 27, 2015 7:49 AM
To: Haase, Victoria [Tori]
Subject: Opinion on austin oaks pud

Dear Ms. Haase

I want to voice my opposition to the Austin Oaks Pud. We are residents at 4016 north hills drive. This pud seems to be inconsistent with the nature of the neighborhood and does not meet the intent of the zoning. We are deeply concerned about increased traffic and how this will affect our children (walking, biking on our streets) and our noise levels. This project seems more suited for downtown than for a family neighborhood. Please add my comments to the back up section of your report and keep us posted on this project.

Thank you

Paul and Jennifer Kirsch

From: Nancy Green
Sent: Monday, April 27, 2015 5:11 PM
To: Haase, Victoria [Tori]
Subject: Opposition to Austin Oaks PUD

I live in Northwest Hills and have an office on Spicewood Springs Rd. near Mesa. My kids went to Doss, Murchison and Anderson. My youngest graduated from Anderson in 2014. I oppose the Austin Oaks PUD for the following reasons:

- Traffic traffic traffic. We all have good driving records in my family, but members of my family have had 3 car wrecks at the intersection of Spicewood Springs and Mesa, due in large part to existing design/traffic problems at that intersection which would be exacerbated by approval of the PUD. On Mesa and Spicewood Springs you currently have (1) normal neighborhood traffic plus (2) a lot of non-neighborhood vehicles using Mesa as a north-south through-route to try to bypass gridlock on Mopac, (3) a lot of non-neighborhood vehicles using Spicewood Springs as an east-west through-route to Loop 360 and Hwy 183, also to try to avoid gridlock on Mopac, plus (4) hundreds of inexperienced teenage drivers trying to get to and from Anderson High School. You also have many students walking to and from school trying to cross Spicewood Springs, Mesa, Greystone and other neighborhood streets. You also have people trying to back out of their driveways onto Mesa, school buses stopping to let children on and off, and other vehicles trying to get in and out of existing commercial parking lots. The existing traffic problems already are a recipe for trouble. Spicewood Springs, Mesa, Greystone and other neighborhood streets cannot handle the additional traffic loads proposed by the PUD without causing major traffic headaches and putting our residents, especially our children, in danger.
- Mopac is already failing. As things are now, you cannot reasonably get onto Mopac from Spicewood Springs or Far West at rush hour. Try driving it some day. Hellfires cannot burn hot enough for the person who tries to add 20,000 more vehicles at that intersection.
- Additional density, if any, belongs on the Anderson side of Mopac and not on the Spicewood Springs side. Anderson is getting very congested as well, but at least on Anderson you have wider streets, more traffic control devices and you don't have people trying to back out of their driveways, or kids trying to walk and drive to school. Also, the bridges over Mopac cannot support so many density centers.
- Schools in the area are already overcrowded, and the developer is not taking concrete steps to mitigate the impact of additional residents on the area schools. Because this is an older established neighborhood, there just is not space physically for those schools to expand to meet the proposed additional demand. Nothing the developer has proposed or can propose will fix that problem.
- The developer can use current zoning to double the square footage and height. There is no need for special zoning to increase the square footage by 400%. Far West Blvd has already been rezoned, and supports vertical mixed use on a more appropriate scale.
- The PUD does not meet the intent of the PUD Zoning. It is not SUPERIOR to conventional zoning despite vague promises to preserve the natural state of the site, and it does not mitigate its detrimental impact on our neighborhood roads, schools and safety.

The City Council is being asked to sacrifice the wellbeing of the residents of NW Hills to satisfy the greed of one developer. Please do not destroy our neighborhood. **We care, we pay exorbitant taxes, we vote and we will not forget.**

Thank you,

Nancy Green

From: D Bailey

Sent: Monday, May 04, 2015 6:29 PM

To: McDaniel, Rahm - BC; Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC; Goodman, Jackie - BC

Cc: Haase, Victoria [Tori]; Kata Carbone; Joyce Statz; Kevinw; Ann Dennkler; Jay Sands

Subject: Austin Oaks PUD Hearing May 5th

Committee Members,

I am the President of the Balcones Civic Association. Unfortunately I will not be able to attend your meeting tomorrow night and specifically need to address the item on your agenda regarding the Austin Oaks item 1 case #C814-2014-0120.

Please see the attached letter of our neighborhood official position as well as supporting documents regarding other neighborhoods position on this case.

We are asking that you vote no on the zoning request and think that this parcel can be developed under the current zoning.

Thank you for your time in addressing this critically important topic to the residents of NW Austin.

Debra Bailey

President - Balcones Civic Association

(512) 751-6157

www.baileysolutions.com

Official Balcones Civic Association Position

Re: Austin Oaks proposal

Case: C814-2014-0120

To: Zoning and Platting Commission

Date: May 4th, 2015

Zoning and Platting Commission:

The Balcones Civic Association will be unable to attend your meeting on Tuesday May 5th, 2015. Our neighborhood position is of paramount importance so please accept this letter as the official BCA position regarding the Austin Oaks PUD proposal.

First let me bring you up to speed on events related to the Austin Oaks and BCA which you may not be aware of. Last summer we received notice from the City of Austin regarding a request for zoning change. The proposal as requested is a significant development unlike anything Austin has seen outside of a new development or Central Business District. We connected with our neighbors, Northwest Austin Civic Association to gather more information and eventually also connected with our other neighbors Allandale Neighborhood Association and North Shoal Creek Association. (Eventually forming the NW Austin Neighborhood Alliance to work together on this proposal) (see attached info) After meeting with The Drenner Group on a couple of occasions to gather detailed information about this proposal NWACA coordinated an all neighborhoods community meeting to inform all NW Austin residents about this proposal where representatives from the COA and The Drenner Group were in attendance to provide detailed information about this proposal. There were hundreds of NW Austin residents in attendance and the overwhelming majority we not pleased with the proposal for a number of reasons.

Issues from Original Plan:

- **Adds an estimated 21,000 car trips** over existing traffic.
- Traffic Impact Analysis does not properly assume background traffic-Analysis Does Not Include:

Far West: Vertical Mixed Zoning on Far West from Chimney Corners to Mopac

Spicewood: Austin Board of Realtors Building, Small Office at 4845 Spicewood

- Traffic Impact Analysis shows this as a phased development until 2031, however, the application does not.
- Project adds 125 – 150 students:

Doss is at 156% capacity, **310 students over.**

Murchison at 126% capacity, **306 students over.**

Hill at 135% capacity, **217 students over.**

- **Height of the buildings** are greater than anything outside of downtown (**17, 14, 8 stories.**)
- Creates a precedent for higher office towers along Mopac
- Creates a precedent for another 3,500 person “Neighborhood Center” at Anderson/Mopac
- **Loss of heritage and protected trees**

Since this time our neighborhoods have completed resident surveys about this proposal and overwhelmingly our residents have said NO to this PUD as presented.

Our neighborhoods have serious concerns regarding this proposal, traffic, height, school overcrowding and trees. The Drenner group's latest proposal does not significantly reduce the two biggest concerns of traffic and height of their project. By their own TIA the intersections surrounding this project are already failing and the minimal traffic abatement offered by the Drenner group does not even begin to address the traffic problems this project will bring. Our neighborhood is not a Central Business District / Downtown and there are no buildings in the entire city the height of what this proposal calls for outside CBD. The corner of Spicewood Springs Road and Mopac is a Neighborhood Center not a Regional Center and even the Domain development has height restrictions of approximately 60 feet, this proposal does not belong on this corner.

In the various versions since August the Drenner group has not addressed the neighborhoods concerns.

Version 1.1 June 2014

- 9 buildings
- 60 stories
- 574 apartments and 36 townhomes
- 1.6 million sq ft total
- 22,000 + additional car trip daily

Version 1.2 December 2014

- 7 buildings
- 63 stories
- 300 apartments
- 1.4 million sq ft total
- 20,000 + additional car trips daily

Version 1.3 May 2015

- 7 buildings
- 57 stories
- 277 apartments
- 1.3 million sq ft total
- 17, 253 + additional car trips daily

In all the versions the Drenner group has offered a 'buy off' of up to \$9 million dollars for the neighborhoods to use as we see fit. There are many problems with this part of this proposal starting with the fact that this is unusually unprecedented and volunteer neighborhood associations are not in a position to manage this type of trust. If a buy off is to be paid, then let's use it for building a bridge over Mopac to truly help the traffic at this intersection.

None of the four NW Austin neighborhoods to my knowledge have entered into negotiations due to the overwhelming majority of our residents saying NO to the PUD. I believe entering into negotiations would be like negotiating of how to get poked in the eye with a stick. If someone said they were going to poke you in the eye with a stick you wouldn't say "ok but only 2 inches not the 6 inches you originally proposed". I am not trying to be funny; I am only trying to clearly convey our neighborhoods position. The BCA is not interested in being poked in the eye with a stick at any depth.

Additionally Austin Neighborhoods Council has also said no to the PUD, see the ANC official position attached.

The Balcones Civic Association would be happy to work with the Drenner group to creatively develop neighborhood compatible ideas that are more fitting of the neighborhood where this parcel lies under current zoning for this land. However under the current zoning request, the Balcones Civic Association and the majority of its residents are opposed

the proposed zoning change case # C814-2014-0120. There is no reason the Drenner group cannot develop this parcel of land under the current zoning. So we ask that you deny any zoning request to a PUD for this case.

Thank you!

Sincerely,

Debra Bailey

President-Balcones Civic Association

From: Brad Parsons []

Sent: Tuesday, May 05, 2015 3:29 PM

To: Baker, Betty - BC; Seeger, Patricia - BC; Goodman, Jackie - BC; Banks, Cynthia - BC; Rojas, Gabriel - BC

Cc: Gallo, Sheri; Pool, Leslie; Haase, Victoria [Tori]; Rusthoven, Jerry

Subject: Parsons 5/5/15 comments on C814-20140120 - the Austin Oaks PUD case

May 5, 2015

City of Austin

Zoning & Platting Commission

City Hall - Council Chambers

301 W. 2nd St.

Austin, TX 78701

ZAP Commissioners:

You are receiving a Staff Briefing today on **C814-20140120 - the Austin Oaks PUD** case.

I would like to make a couple of major points that have been lost on the process so far.

One, the Austin Oaks PUD (3) proposals, regardless of prior staff check off paper work on the proposal from last year, DOES NOT meet all of the Tier 1 nor Tier 2 requirements for a PUD. Foremost among those, this PUD proposal at the location it is proposed is LEGALLY INCONSISTENT with the Imagine Austin Comprehensive Plan and therefore State Law, a Tier 1 requirement. The scale of the proposed project is that of a Regional Center in the Austin Comprehensive Plan, but the area it is proposed for at most is identified as a Neighborhood Center in the Comprehensive Plan. The developer's latest proposal still has 3 x 10 stories, 9, 8, 7, & 6 story buildings in it. The surrounding neighborhood and the whole length of MoPac from 183 to 360 South has no more than 5 story buildings on it. This PUD proposal is INCOMPATIBLE with the surrounding area as is required by municipal and state law.

Two, Tier 2 PUD zoning requirements are that this proposal be "superior" to conventional zoning, the existing situation. With regard just to environmental issues, this proposed PUD development is dramatically inferior, not superior, to the current situation. Two months before the current owners bought this land now called Austin Oaks, almost 70% of it was declared Critical Salamander Habitat by the Federal Fish & Wildlife Dept. This is not just an environmental issue, it is an issue with regard to not meeting Tier 2 PUD "superiority" requirements for discretionary up zoning.

Also, the land in question has 746 trees on it, 72 are heritage trees (>24"), 98 protected (>19"), with the developer proposing to cut down 9 heritage trees and 46 protected trees (50%) in their latest proposal. This is "inferior" not "superior," and discretionary PUD up zoning should not be what enables this. There are other issues with Tier 1 & Tier 2 requirements that true fact finding would show are not being met with these PUD proposals.

Commissioners, the surrounding neighborhoods have been patient and listened to this newcomer to Austin developer's "inconsistent and incompatible" proposals for non-entitled discretionary up zoning on this land for a year now. This developer should have known what they were buying in the Fall of 2013. They can almost double their built space on this land and make a nice profit under existing conventional zoning. Follow the law. Do not underestimate the will or the resources of this neighborhood to demand that.

Brad Parsons,

3571 Far West Blvd

Austin, TX 78731

cc: Involved Council & Staff

(To be added to the case record)

From: Julie Choyce

Sent: Tuesday, May 05, 2015 3:50 PM

To: McDaniel, Rahm - BC; Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC; Goodman, Jackie - BC

Cc: Haase, Victoria [Tori]

Subject: Austin Oaks PUD Hearing May 5th

Committee Members,

I am a resident of NW Hills, who will be impacted by the proposed PUD at Austin Oaks. Unfortunately, I will not be able to attend your meeting tonight and specifically need to address the item on your agenda regarding the Austin Oaks item 1 case #C814-2014-0120.

Please see the attached letters of official neighborhood positions.

I am asking that you vote no on the zoning request and think that this parcel can be developed under the current zoning. This project is outside of the vision developed by Imagine Austin. Under the 2006 'McMansion' ordinance, homeowners are limited to development that fits within their neighborhood. Our neighborhoods feel very strongly, as evidenced by all polls taken among residents, that this proposal **does not** fit within our neighborhood. The substantial increase in traffic, the density, the unprecedented building height, the impact on schools - none of these things have been adequately addressed by the Drenner Group. This project and proposal are not reasonable and should be rejected.

Thank you for your time in addressing this critically important topic to the residents of NW Austin.

Julie Choyce

4 of 4 File(s)

[Austin Oaks Official Balcones Civic Association Position May 2015.docx](#)

[Austin Oaks NW Austin Neighborhood Alliance official position Sept2014.docx](#)

[Austin Oaks ANC Resolution Letter.pdf](#)

[Austin Oaks ANC Resolution.pdf](#)

From: Sharon Spencer []
Sent: Tuesday, May 05, 2015 7:01 PM
To: Haase, Victoria [Tori]
Subject: Northwest Austin PUD

Ms. Haase,

Just wanted to let you know that I am one of many of the residents of Northwest Austin that is not in favor of the Austin Oaks PUD rezoning. My family has lived in Austin over 25 years and in Northwest Austin for over 15 years. Previous to that we lived in Houston and Dallas. I have seen the damage that NO zoning and changed zoning can do to neighborhoods. There is a reason why people decide to move to the neighborhoods that they reside in and zoning is a large part of that. Since the residents have quite openly made known their opposition to the changed zoning I urge you as a citizen of this great city to do the right thing and not allow the rezoning. If the developers want to redevelop within the current zoning then that as an entirely different affair. But to change the zoning against the wishes of the neighborhood is not what Austin is all about.

Thank you,
Sharon Spencer

From: Heilla Lain
Sent: Tuesday, May 05, 2015 8:25 PM
To: Haase, Victoria [Tori]
Subject: No PUD

Hello there,

I am resident of NW Hills and am writing you in the hopes that you will please consider not granting the Drenner Group's request for rezoning.

We moved to this neighborhood recently with our 11 and 9 year old. What drew us here is the ability for our kids to bike in the street, walk to friends and not be trampled by traffic. Granting the PUD means everything that makes this neighborhood special will disappear. We have so much development all over this neighborhood as it now stands --- Far West traffic is worse than ever, Steck is busy too. Allowing the PUD means we and our neighbors will be blocked in. It means kids who live in the houses in our streets will not be able to ride bikes for fear of being run over. More people here for commercial reasons means more crime. More cars means more exhaust, more smog, more pollution, more asthma and more sick children and elderly. There are many children and elderly in this area. They deserve your protection.

I am all for progress but granting the PUD is a step backwards for this community. Surely the development allowable under the current coming regulations will allow Drenner enough monetary gain. I urge you to please weigh the health, safety and interests of HUMANS in the neighborhood over the MONETARY interests of a CORPORATION.

Thanks in advance for your time and consideration,

Heilla Lain

78731 resident, wife and working mother of 2

From: emccown
Sent: Saturday, May 09, 2015 1:01 PM
To: Haase, Victoria [Tori]
Subject: No Austin Oaks PUD

Dear Mrs. Haase:

I am a voting citizen who has lived in the NW Hills neighborhood since 1985. I wish to state my strongest objection to the Austin Oaks PUD for the following reasons:

This project does not meet the requirements for PUD zoning. There is nothing *superior* about the development. Everything the developer is proposing to build can be built in conventional zoning.

- This is not a Neighborhood Center as envisioned in Imagine Austin. Retail is less than 5% of the project. And the developer removed one of 2 restaurants as a bargaining chip! The one thing we wanted.
- NW Hill's Neighborhood Center is on Far West. Adding another Center with 10,000 people will be too much for the area. The intersection of Anderson Lane and Mopac will *collapse* if the Neighborhood Center suggested for the corner of Anderson/Mopac is also built.
- Preliminary and lowball estimates of the increase in traffic at MoPac and Spicewood Springs Rd. is 21,000 trips per day. (read: 21,000 additional cars on the road in the area each day).
- The site contains loads of oak trees and many are heritage trees, over 60 inches in diameter, and we can't afford to lose those trees. There are over 72 heritage oak trees, in fact.
- Bulldozing the site and all of the trees will increase the **HEAT SIGNATURE** of the neighborhood **SIGNIFICANTLY**. This causes an increase in our utility rates, yet again.
- Additional residential units will add 125-150 students to already over-crowded schools. Doss has 940 kids this year and is sized for 530. This little school is overcapacity by 175% !!! Gullett, Hill, Highland Park, Murchison and Anderson are also already overcrowded without any new development.
- Seventeen story high rises do not belong in a residential neighborhood. They are out of character. But if we let in ONE giant highrise, the precedent will be set.

Please put my comments in ANY and ALL backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council.

Thank you.

Sincerely,
Austin Citizen and Voter

Eleonore McCown
7609 Long Point Drive
Austin, Texas 78731, USA
phone: 512 345-7934
email:

From: Elizabeth Marrero

Sent: Tuesday, May 12, 2015 10:01 AM

To: McDaniel, Rahm - BC; Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC; Goodman, Jackie - BC; Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks: Case # C814-2014-0120.

Good morning,

I am very concerned about what the proposed Austin Oaks PUD project will do to our VERY over-crowded schools in NW Hills. Doss is already overcapacity by 200%. The efforts to address this concern are minimal and will take years to take effect. My children already had their track removed to add more portables.

I respectfully ask that you deny a zoning change for Austin Oaks case number C814-2014-0120.

Sincerely,

Elizabeth Marrero and Ben Griffiths

6300 Gato Path 78731

From: Henry McCown
Sent: Tuesday, May 12, 2015 11:35 AM
To: Haase, Victoria [Tori]
Subject: I Oppose Austin Oaks PUD!!!!

Dear Mrs. Haase:

I am a voting citizen who has lived in the NW Hills neighborhood since 1985. I wish to state my strongest objection to the Austin Oaks PUD for the following reasons:

- This project does not meet the requirements for PUD zoning. There is nothing *superior* about the development. Everything the developer is proposing to build can be built in conventional zoning.
- This is not a Neighborhood Center as envisioned in Imagine Austin. Retail is less than 5% of the project. And the developer removed one of 2 restaurants as a bargaining chip! The one thing we wanted.
- NW Hill's Neighborhood Center is on Far West. Adding another Center with 10,000 people will be too much for the area. The intersection of Anderson Lane and Mopac will *collapse* if the Neighborhood Center suggested for the corner of Anderson/Mopac is also built.
- Preliminary and lowball estimates of the increase in traffic at MoPac and Spicewood Springs Rd. is 21,000 trips per day. (read: 21,000 additional cars on the road in the area each day).
- The site contains loads of oak trees and many are heritage trees, over 60 inches in diameter, and we can't afford to lose those trees. There are over 72 heritage oak trees, in fact.
- Bulldozing the site and all of the trees will increase the **HEAT SIGNATURE** of the neighborhood **SIGNIFICANTLY**. This causes an increase in our utility rates, yet again.
- Additional residential units will add 125-150 students to already over-crowded schools. Doss has 940 kids this year and is sized for 530. This little school is overcapacity by 175% !!! Gullett, Hill, Highland Park, Murchison and Anderson are also already overcrowded without any new development.
- Seventeen story high rises do not belong in a residential neighborhood. They are out of character. But if we let in ONE giant highrise, the precedent will be set.

Please put my comments in ANY and ALL backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council.

Thank you.

Sincerely,

Austin Citizen and Voter
Henry McCown

From: Thomas Cataldo
Sent: Wednesday, May 13, 2015 4:19 PM
To: Haase, Victoria [Tori]
Subject: Object to Austin oaks PUD

Object to Austin oaks PUD

From: bbishop
Sent: Tuesday, May 19, 2015 5:04 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Ms. Haase,

As an Austin native, I have seen and supported managed growth but I do not support the Austin Oaks PUD. I own a home in The Woodlands and believe the increased traffic and new buildings will not be what Austin wants in terms of growth.

I support conventional zoning for the area.

Thank you,

Betsey Bishop

8116 Raintree Place

From: Melissa Shawn
Sent: Tuesday, May 19, 2015 6:30 PM
To: Haase, Victoria [Tori]
Subject: NO PUD @ Austin Oaks

There are endless arguments to make against changing from conventional zoning to PUD zoning. But let's just take the Imagine Austin Plan, and the fact that allowing PUD zoning goes against that plan. For this reason alone, the question of allowing PUD zoning should have been taken off the table a long time ago. 600% increase in traffic is another good reason, since there is no plan in place to fix the already broken road infrastructure at the (3) Mopac bridges that will be impacted, i.e. will become more broken than they already are. This is a no-brainer, and it is appalling that the city hasn't shut down this conversation a long time ago. Or is the Imagine Austin plan, in fact, irrelevant? Something we just spent a lot of time and money on while having no intention of following it? Seems that way to me, given that you are still even entertaining the idea of a PUD in this location. Shut down the conversation once and for all, tell the developer the parcel comes with conventional zoning, and let's move on.

Melissa Snyder
512.666.0204

From: April L McCormack
Sent: Wednesday, May 20, 2015 6:48 AM
To: Haase, Victoria [Tori]
Subject: Austin Oaks Development

Dear Tori Hasse

I wanted to reach out to you to let you know my concerns regarding the proposed zoning change for the Austin Oaks area (Mopac/Spicewood Springs Rd).

PUD zoning is out of character for the neighborhood and our neighborhood is not designed to sustain that kind of traffic or appearance. The current developer is not local and does not understand the area or what would be appropriate - we are not downtown and high rises outside of downtown Austin do not make sense (especially backing up to an established neighborhood).

Everything they want to build in that area can be built with current zoning. They are not looking to increase the building footprints - just the size upward and this is not a superior development that would require the zoning change.

I implore you to not allow this zoning change to take place. I am fine with them redesigning Austin Oaks (with community input) but I see no reason for them to have a PUD zoning.

The area does not need it and the infrastructure cannot support it (roads, schools, environment etc). I would be happy to elaborate on these points if you would like to discuss in person, but I am sure you are aware of the concerns regarding all of these issues.

Thank you for your consideration and please let me know if you have any questions.

Sincerely,

April McCormack

From: Daphne Corder
Sent: Wednesday, May 20, 2015 2:33 PM
To: Haase, Victoria [Tori]
Subject: Northwest Hills Zoning PUD

Ms. Haase,

Please maintain the conventional zoning at Spicewood Springs and Mopac. I live in the neighborhood and already see serious traffic problems, and overcrowding in our area schools. I have looked and the responses from the developers regarding these complains, but the money that they have said they would donate, would not even remotely solve these issues. I strongly urge you to look at the devastating effects it will have on our schools that are just a mile away from this proposed development. I am in shock at all the portables that go up every summer to accommodate the growth, and that is NOT even including the new development.

Thank you for your consideration,
Daphne Corder

From: Mark Good []
Sent: Wednesday, May 20, 2015 3:00 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD in NW Austin

Hello,

I'm writing you to let you know I support the PUD. Quite frankly, I'm more annoyed with the 5,000 bandit signs against it that are littering the neighborhood. My only real concern is that Spicewood Springs should be made into a full 4-lane road all the way from Mesa to 360 before anything new is built.

Thanks for your time!

Mark Good

4159 Steck Ave #240

From: Joel Greenberg []
Sent: Wednesday, May 20, 2015 5:06 PM
To: Haase, Victoria [Tori]
Subject: I Support Conventional Zoning at MOPAC and Anderson Lane

Ms. Haase,

I am a homeowner in the area of Mopac and Anderson Lane (6806 Daugherty St.). I urge you and the City to keep the Zoning at MOPAC and Anderson Lane conventional. Please do not designate it as a PUD.

Some reasons for using conventional zoning:

- Not enough money to upgrade bridges to appropriate levels of the proposed large development
- ~63-110 students will be added to overcrowded area schools
- The PUD has 3 small parcels the owner is calling "A Park" that can be developed later because they will not be deeded to the City.
- PUDs allow the developer to propose their own site development standards and they will create tall buildings without regards to residential neighbors, potentially making the area more like Houston than Austin.

I urge you to use CONVENTIONAL Zoning for the land at MOPAC and Anderson Lane.

Joel Greenberg

Homeowner

--

Joel Greenberg

c:512-736-1835

skype: joelontheroad

From: Astra45
Sent: Wednesday, May 20, 2015 7:25 PM
To: Haase, Victoria [Tori]
Subject: PUD at MOPAC and Spicewood

I am strongly against the PUD but support existing zoning. I have lived here for 35+ years and never had an objection to the commercial development that has existed during that time. However, traffic in the last few years has increased because of other factors that is making more difficult to navigate in our area. By approving the PUD with the projected additional daily traffic the area will become gridlock much of the time. Needless to say our schools will also be negatively impacted beyond their existing overcrowding. Please do not approve the PUD for the sake of the thousands who live near this area. Thanks.

Jim Robinson

7800 Deer Ridge Cir

Austin, TX 512-346-0592

From: Kenneth Smith
Sent: Thursday, May 21, 2015 11:59 AM
To: Haase, Victoria [Tori]
Subject: Fwd: Austin Oaks PUD

>

> My wife and I support existing or conventional zoning; however, we are definitely against the proposed PUD rezoning at Austin Oaks.

> Kenneth and Jackie Smith

From: Richard Lampert
Sent: Saturday, May 23, 2015 12:09 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Ms. Hasse,

I support conventional zoning for the Austin Oaks property. The proposed PUD, is a recipe for disaster.

RL

From: Michael Gostein
Sent: Sunday, May 24, 2015 5:35 PM
To: Haase, Victoria [Tori]; Gallo, Sheri
Subject: Austin Oaks PUD

Dear Ms. Haase and Ms. Gallo,

I'm writing with a brief email to express my opposition to the Austin Oaks PUD project as currently envisioned. I am a resident of the neighborhood and live just a few blocks from Austin Oaks.

A development of this scale which receives special zoning permission should be a superior project that provides a visible benefit to the neighborhood and the larger community and fits within a greater plan for the city. From the information made available so far, this project appears to be neither.

Please oppose this project as currently envisioned, and work with the developer to plan alternatives that have greater benefit to the neighborhood and the city.

Sincerely,

Michael Gostein

8111 Greenslope Dr.

Austin, Texas 78759

From: Roy Buchanan
Sent: Tuesday, May 26, 2015 12:04 PM
To: Haase, Victoria [Tori]
Subject:

Please reject the Austin oaks PUD development project. There is nothing superior about it. It does not deserve PUD zoning, It will adversely affect an already traffic strained neighborhood. thank you & let me know what the current status of this project is. Please put these comments in the back up.

From: D.Fox []
Sent: Wednesday, May 27, 2015 10:13 PM
To: Haase, Victoria [Tori]
Subject: Reject Austin Oaks PUD zoning change request

Dear Ms. Haase,

I have watched with great concern the inexorable push by Austin Oaks developers for an unwanted and unnecessary commercial development in our neighborhood.

As a former Library Commission member I participated in many Imagine Austin planning sessions. Despite marketing by the PUD developers this type of project is NOT what was envisioned as a neighborhood center in those sessions. Our many well-established Northwest Austin neighborhoods already have thriving neighborhood centers which grow and change to meet changing demands. The inevitable addition from this PUD of thousands of cars to over-crowded streets, new students to overflowing neighborhood schools and offices which tower over established adjacent residences is a repudiation of that vision.

Despite repeated surveys of Northwest Hills and surrounding neighborhoods which show overwhelming opposition to this project, the Austin Oaks developers continue to push their case through a labyrinth of city staff and panels. To date there has only been a single meeting between developers and the general public. Before any decision is made by the Zoning and Planning Commission on the proposed zoning change there should be at least one more such meeting so that any revisions to the original request can be publicly reviewed by those who would be directly impacted by the requested changes.

Austin Oaks developers are willing to commit unlimited funds, time and personnel to achieve their goals at the expense of those of us who live in surrounding neighborhoods such as Mesa Trails. My neighbors and I do not have the means to resist such a powerful force - our only recourse is to petition City staff and Council members to act on our behalf. District 10 Council member Sheri Gallo has stated her opposition to the zoning change request and our HOA supports her in opposing this change.

Thank you for your time and consideration of my comments. I respectfully request that you include these comments in any and all backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council.

Regards,

Dave Fox
President, Mesa Trails HOA

From: Brad Parsons
Sent: Saturday, May 30, 2015 8:08 PM
To: Haase, Victoria [Tori]

Cc: Rusthoven, Jerry

Subject: NWACA censoring members discussions on the Austin Oaks PUD

May 30, 2015

Tori and Jerry:

I feel compelled to let you all know that this is going on, within NWACA, **please enter this letter into the record** on the **Austin Oaks PUD Case C814-2014-0120**. I've been involved in many successful governance and neighborhood issues in my lifetime, but I have never seen such petty arbitrary behavior like this on such an important community issue. This is why the **civic organization, NWACA, DOES NOT represent the neighborhood**.

NWACA is not allowing Austin Oaks PUD conversation anymore in their general Facebook group (1400 people), and they are selectively allowing only some members to join their PUD Facebook group, that has low participation, to converse about it. Facebook is the only forum where NWACA has daily two way communication between residents.

Comment I posted on their general main Facebook page:

Does one of these rules not allow factual posts about the Austin Oaks PUD on this page? I read them closely and I cannot figure out which one it would be.

Debra Danziger

May 27 at 8:14pm · Austin, TX

OFFICIAL NWACA COMMUNICATION:

NWACA Facebook Group Rules (reminder):

NWACA uses the Facebook group as a communication tool to benefit our community.

We welcome your posts and ask that you:

- o Keep your communications friendly and respectful.
- o Refrain from posting other's personal information.
- o Refrain from posting spam which includes unsolicited posts that advertise a business endeavor or repeated posting regarding the same issue.
- o Refrain from using this group to promote yourself or someone else politically.
- o Please use the search tool (magnifying glass at the top right of the screen) before requesting referrals from the group.

*Administrators may remove non-compliant member posts and Facebook group membership at their discretion.

Is there an effort here to censor the Austin Oaks PUD issue as a subject matter issue? Esp. in light of not all NWACA members being allowed to join the NWACA PUD Facebook page?

Why would an issue as important as the Austin Oaks PUD, the largest development in decades in NW Hills, since NW Hills founding, not be allowed to be talked about in any or all NWACA venues and forums?

Why would the City of Austin give any credence to NWACA on this matter if NWACA actively censors the discussion on it?

Thanks again Tori and Jerry for the good work that you are doing on this Case.

Brad Parsons

NW Hills,
Austin, TX.

From: Brad Parsons [mailto:mauibrad@hotmail.com]

Sent: Wednesday, June 03, 2015 2:02 PM

To: Maxwell, Mary Gay - BC; Schissler, James - BC; Perales, Marisa - BC; Deegan, Robert - BC; Neely, Mary Ann - BC; Redmond, Ruthie - BC; Smith, Brian - BC

Cc: Haase, Victoria [Tori]; Rusthoven, Jerry

Subject: Austin Oaks Zoning Case C814-2014-0120

June 3, 2015

Dear Environmental Board members:

I want to make sure you all are aware of a very problematic zoning case and the maneuvers that are being pulled for it to potentially be heard by ZAP prior to the Environmental Board. This case, **Austin Oaks C814-2014-0120**, may possibly be on your June 17 Agenda, one day after the ZAP June 16th meeting in which no action by them might still allow it to move forward.

The property at **Austin Oaks (C814-2014-0120)** can be profitably redeveloped with conventional zoning which is what all of the surrounding neighborhoods (**Allandale, BCA, NSCNA, and NWACA**) have asked for repeatedly over the past year. Significantly, conventional zoning maintains protections such as the **Heritage Tree Ordinance**. Under the requested non-entitled PUD upzoning, the protections of the Heritage Tree Ordinance can be negotiated away.

When a property has the word '**Oaks**' in it's name, it's a hint as to the significance of the trees on this property. The developer's rep focuses on the **9 or 72 Heritage Trees** that they want to cut down or unrealistically try to transplant from a rocky base, but the developer's rep usually avoids talking about the **shocking 46 of 98 Protected Trees (19"-24")** that they propose to remove under this PUD (one of your fellow Board members has been following the tree survey of this property closely). In recent weeks the **Wetlands Biologist Review, Heritage Tree Review, and Environmental Review all were REJECTED by professional City Staff on this case. (see below)**

It also seldom gets mentioned, but **most of this land** was declared **Critical Salamander Habitat** by the F&W, 2 months before the current owner/applicant bought this land in late 2013. Logically, being on the Mount Bonnell fault line of the Balcones fault zone, this land has a number of **documented sinkholes and CEF's** on it which drain into caves below.

I have chosen to write this brief note rather than give 3 minutes of Citizens Communications to you today on the matter. Please be advised that this is a very problematic case in the pipeline and regardless of the machinations that may be applied prior to bringing it to you prematurely as early as June 17th, that you should affirmatively **not support this case** to City Council.

Sincerely,

Brad Parsons,

40 year resident near Austin Oaks

Side notes: I remember as a kid picking blackberries on this Austin Oaks land before most of the original Koger buildings were even built on it; the buildings on this land are not that old, as I am only in my 40's. This land also has a documented history as an Indian gathering place, and many of the trees there then are the same ones there now.

From: Brad Parsons
To: Zoning And Platting Commission
Sent: Tuesday, June 2, 2015 1:49 PM
Subject: RE: Austin Oaks Zoning Case C814-2014-0120

June 2, 2015

Commissioners:

This letter is in lieu of coming down and speaking for 3 minutes of Citizens Communications today, we'll be there on June 16th.

I want you to know that it appears the developer's rep in the Austin Oaks case is preparing to attempt to apply pressure to ZAP to approve or no vote on the incomplete, and portions rejected by Staff, Austin Oaks case on June 16th. **Note:** Staff will not have had the 18 business days required to review the latest delayed filing by the applicant by the June 16th hearing date.

The developer's rep appears to be preparing to attempt to use the following provision:

25-1-87 - EXTENSION OF REVIEW PERIOD.

(C) If staff review is not finished at the expiration of an extended review period, the responsible director shall move an application to the next phase of process with the notation that staff review is not finished.

Source: Section 13-1-34; Ord. 990225-70; Am. Ord. 010329-18; Ord. 031211-11.

ZAP can postpone or vote against the case on the merits as is. There are problems with already Staff rejected zoning related portions of this case that should be strongly considered by ZAP, i.e. the **Site Plan Review & Transportation Review**. Staff also will not have had the legally required time to review the latest TIA which is replete with unrealistic, false assumptions, i.e look at the Far West/MoPac overpass forecasted numbers and recommendations.

Separate from ZAP, see below the **already rejected environmental items by Staff**, which the Environmental Board will no doubt weigh heavily.

Sincerely,

Brad Parsons

40 year resident of NW Hills

Austin, TX

cc: ZAP members, Tori Haase, Jerry Rusthoven, selected Council members, et.al.

This case is on ZAP's agenda for June 16th

Worth reviewing the ZAP Dec. 16th meeting on the last indefinite postponement (30 minutes)

<https://austintx.swagit.com/play/12162014-1056>

Notice the Rejected items, the site plan and transportation review rejections I would think ZAP would have to take into consideration, the rest of the rejections Enviro Bd would have to weigh:

https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=11183289

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
ZAP Hearing	PP. Indefinitely		Dec 16, 2014	Dec 16, 2014	Dec 16, 2014	Wendy Rhoades (512-974-7719)	1
Notification Team	Notice Sent		May 15, 2015	May 27, 2015	May 27, 2015	Rosa Cervantes(512-974-6422)	1
ZAP Hearing	Open		Jun 16, 2015			Tori Haase(512-974-7691)	0
Wetlands Biologist Review	Rejected		Apr 30, 2015	May 18, 2015	May 18, 2015	Andrew Clamann (512-974-2694)	1
Heritage Tree Review	Rejected		Apr 30, 2015	May 26, 2015	May 26, 2015	Keith Mars(512-974-2755)	1
NPZ Comprehensive Planning Review	Approved		Apr 30, 2015	May 19, 2015	May 19, 2015	Kathleen Fox(512-974-7877)	1
Awaiting Update	Closed			Apr 30, 2015	Apr 30, 2015	Intake Group	1
Update Distribution	Closed		May 1, 2015	Apr 30, 2015	Apr 30, 2015	Molly Luke(512-974-7208)	1
NPZ PARD/Planning &	Informal Update		Apr 30, 2015	May 16, 2015	May 16, 2015	Marilyn Shashoua(512-	1

Design Review	Req'd					974-9372)	
NPZ Environmental Review	Rejected		Apr 30, 2015	May 18, 2015	May 18, 2015	Atha Phillips(512-974-6303)	2
NPZ Site Plan Review	Rejected		Apr 30, 2015	May 21, 2015	May 21, 2015	Rosemary Avila (512-974-2784)	1
NPZ Transportation Review	Rejected		Apr 30, 2015	May 19, 2015	May 19, 2015	Bryan Golden(512-974-3124)	1
NPZ Zoning Review	Open		Apr 30, 2015			Tori Haase(512-974-7691)	0

From: Sam N
Sent: Thursday, June 04, 2015 11:14 AM
To: Haase, Victoria [Tori]
Cc: nwacainfo; nopudAUSTX
Subject: Please STOP Austin Oaks PUD

Please include this feedback in ANY and ALL backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council. ZAP and City Council meetings about this case. Please stop the plan to develop the Austin Oaks PUD even with any modification to the current proposal from the developer. The spicewood springs and mopac area will loose its charm and look like a mismatched urban outfit in the middle of what currently is nice setting. We do not want Austin to be like Houston or Dallas and if allowed to proceed will surely pave the way for more developments like this on the mopac corridor. It will add to already congested traffic woes and the intersection will collapse. The schools here are overcrowded and it will be a irreversible mess. We will loose lots of precious trees in the area. Some of your council members have supported us and pledged to not allow this to happen to our community and we expect them to deliver on their promise! PLEASE DO NOT allow this to proceed even with any proposed modification to the plan by the developer! The current area should be preserved AS IS! This project does not meet the requirements for PUD zoning. The re is nothing superior about the development. Everything they are proposing to build can be built in conventional zoning. Thanks!- Sam

From: [Shopandconfirm](#)
Sent: Thursday, June 04, 2015 10:01 PM
To: Rusthoven, Jerry
Cc: Anguiano, Dora
Subject: The PUD at Austin Oaks

Dear Mr. Rusthoven,

I strongly urge you to oppose the proposed rezoning of the Austin Oaks development in northwest Austin.

Why would City Council want to throw-to-the-wind the extensive time, effort, money, and planning that went into the Imagine Austin plan?

The redevelopment proposal for Austin Oaks being pushed by the Spire Realty Group does not align with the vision/plan for the area of Austin intersected by Mopac and Spicewood Springs Rd./Anderson Lane. It does not maintain this area as a Neighborhood Center with the least intense development and low-rise buildings. This area is no place for buildings over 6 stories high. That is the type of development for which areas such as the The Domain are designed.

In addition to being concerned about the increase in traffic that this intense development will create, I do not want this area of Austin and the Mopac Expressway to become a closed-in corridor of mid-rise or high-rise buildings!

I live in the Arboretum/Great Hills area, but consider the Mopac/Spicewood Springs area to be part of my community. I urge you not to support the desires of developers over the desires of the residents of Austin.

Please oppose the PUD at Austin Oaks!

Lois Morea

From: vmks
Sent: Tuesday, June 09, 2015 1:30 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Tori Haase, City Case Manager for Austin Oaks PUD

I am against the Austin Oaks PUD because **it will increase traffic** on Spicewood Springs Rd, Far West Blvd, Steck Blvd, and make traffic more crowded than ever! (I drive through this area on Wood Hollow frequently to drive home from the shopping areas on Far West Blvd).

It will **create more air pollution** because of the huge increase of motor vehicles on the roads in the neighborhood.

The term **PUD is** misleading! It is **a marketing scheme** which has been pushed on Austinites more often in the last 20 years.

Redevelopment of these plats of ground will **force the office rents to increase**. We have too much construction all over Austin now.

The quality of life in Austin is deteriorating every year because of all the facts above! I have lived in my townhome in Hampton Park for over 30 years.

Thank you for considering all the residents in these neighborhoods who will be impacted by the Denner Group wishing to make a huge profit at our expense.

Sincerely,

Virginia Schilz

3616 Claburn Dr

Austin, TX 78759

From: Brent Johnstone
Sent: Wednesday, June 10, 2015 1:08 PM
To: Lee.Heckman@AustinTexas.gov
Cc: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Mr. Heckman,

Unless I am mistaken, you are the case manager for Spire Realty's rezoning request related to the Austin Oaks area of town. As a 21-year resident of the City and current resident of the neighborhood (Northwest Hills) set to be most impacted should this *catastrophe* be okayed please allow me to add my **100% CERTAIN & WITHOUT-A-DOUBT** ****OPPOSITION**** to the proposed Austin Oaks PUD.

It seems that our City has for so long been For Sale where out-of-town developers are concerned that nothing should be able to surprise me anymore. But this lunacy – adding high-rise buildings to the edge of a residential neighborhood!?! *tripling* the square footage of the quiet office park that borders our low-rise/low-density homes!?! – has shocked even my jaded self.

To begin with, traffic in this little corner of our City is already very close to overwhelming the capacity of our roadways; I can't *imagine* how unlivable this area will be with four to five times the number of cars roaming it on a daily basis. Further, my wife & I will (in the not-to-distant-future) be sending a little one to Doss Elementary, a school that's already *waaay* overcapacity, and that's **before** the children of proposed additional future residents flood the campus; it should truly be considered a sad state of affairs that our City would even *consider* sacrificing the quality of its childrens' educations so that a Dallas-based developer can line their pockets.

And, from a purely cosmetic perspective, is there anyone who would feel good about gigantic office towers looming over their peaceful neighborhood? I think not. So why is the City willing to think about appeasing the out-of-town greed heads by sacrificing its own citizens' quality of life? This proposed Austin Oaks PUD is completely out-of-character with the surrounding neighborhood(s), and would set a dangerous precedent for anyone concerned with *any* existing, traditional, livable, residential neighborhood within the City. If one neighborhood can be sold or sacrificed, any can.

This type of project, the proposed Austin Oaks PUD, belongs somewhere like the City's urban core. It needs to be soundly rejected, without compromise. Immediately.

Yours,

Brent Johnstone (aside: Sales Manager, Cowboy Harley-Davidson in South Austin)
resident at 3851 Williamsburg Circle
Austin, TX 78731
512-422-0761

P.S. If you are collecting public comments for the case file feel free to include mine there. Austin is a gem of a city. Let's try to keep it that way.

From: Wlezien, Christopher []
Sent: Sunday, June 14, 2015 10:10 AM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Hello. I am writing because I am concerned about the proposed Austin Oaks PUD. Dallas-based Spire Realty wants to triple the height (to 9 stories) and density (to 1,250,000 square feet) of the property and nearly quintuple the traffic, generating 15,000+ more daily car-trips than what the current development produces. This is a massive expansion, one that would dramatically change the area in the vicinity of the project and the rest of the NW Hills, to the west down Spicewood Springs and Far West, up and down Mesa, and all of the various connecting streets. It also would directly impact neighboring communities to the east, especially along West Anderson, and to the north and south along Balcones, among other avenues. The development is well beyond what current zoning allows in both height and density, in seeming contrast with Imagine Austin, and yet the plan offers little amelioration for the traffic (and school) problems it would create and few community benefits. Given this, I don't see a basis for granting a PUD. That the PUD would serve as a precedent for even more redevelopment in the NW Hills – what could become a feeding frenzy -- and potentially along the MOPAC corridor and throughout the city makes the case against even stronger, I think. I hope you will oppose the PUD and make the developers work within the existing zoning, which would allow them to fully double the density of the property. In this way Austin still would develop but it would remain Austin, not become Houston or Dallas. Thank you,

Chris

Christopher Wlezien

5921 Mount Bonnell Road

Austin, Texas 78731

From: Daniel Germain
Sent: Sunday, June 14, 2015 8:46 PM
To: Golden, Bryan
Cc: Haase, Victoria [Tori]
Subject: Austin Oaks/JCC expansion traffic

Dear Mr. Golden,

I have been studying the documents filed by Steve Drenner, relating to the Austin Oaks PUD, as well as watching the hearings on the rezoning case.

During the development assessment presentation this past June, Council Member Spelman asked that the expected traffic from the second phase of the Dell Jewish Community Center's expansion be included in the background assumptions.

I understand the expansion would generate 4,500-5,170 trips per day. Since the traffic is expected to use Hart, Greystone and Far West, many of us in the neighborhood are concerned and would like confirmation that this traffic be included in the modeling for Austin Oaks. If not, the assumption that these streets would only grow 2% annually would be false, and both Hart and Greystone are two lane roads lined with residential homes.

From: C Adams []
Sent: Sunday, June 14, 2015 10:45 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Ms. Haase:

I'm writing out of concern over the proposed Austin Oaks PUD. As you no doubt already know, what the developer wants to do on the property is far beyond what current existing zoning allows. Dallas-based Spire Realty's plans would triple both the height and density and increase the traffic by five times to 15,000 more daily car trips.

Simply put, this huge expansion would have a dramatic, negative impact on the immediate neighborhood, the rest of the Northwest Hills (along Far West Blvd. and Mesa Dr., in particular) and the surrounding communities (especially along Balcones and West Anderson, among others). Spire's plan appears to run in direct contrast to the vision of Imagine Austin. It offers virtually no solutions to the traffic and school overcrowding problems it would create, and it offers very few benefits for the community.

Perhaps the most disturbing aspect of this PUD is the precedent it would set for further and similar developments, not only in the Northwest Hills but also up and down the Mopac corridor and eventually across Austin.

It's clear to me and to a majority of residents in the area that this PUD, as envisioned by the developer, has no place in our community. As a native Houstonian, I have seen how unchecked development can ruin a city. So I hope you will oppose the Austin Oaks PUD and instead require that Spire Realty work within the existing zoning.

Sincerely

Cristina Adams
Writer + Editor
512.861.5838



From: Debi Martin
Sent: Monday, June 15, 2015 3:55 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

I live in the Balcones neighborhood just across Spicewood Springs Road from Austin Oaks PUD planned re-zoning. This re-zoning is not and never will be in the best interest of Austin and North and West Austin. Please deny the rezoning and stop spending taxpayer money in researching what is on its face such a wrong idea.

Thanks, Debi Martin

8124 Ceberry Dr.

From: Dave Angelow []
Sent: Tuesday, June 16, 2015 8:14 AM
To: Haase, Victoria [Tori]
Subject: Perspective on Austin Oaks/PUD

Hi Tori

I have been following the PUD discussion for several months and recently attended the meeting at DJCC where the developer presented their views. I understand you are the case manager for the zoning application, and I would like to add my views to the backup material that gets used with the Zoning and Platting Commission, and any meetings with the City Council.

I am asking that as my representative to the city, you oppose the development of the PUD. The rationale is as follows:

Benefits to the Neighborhood (I'm defining as Steck to Far West between MoPac and 360)

- For those who may office in a new facility - shorter commute
- \$150,000 for improvements to Doss - outside landscape/playscape

Benefits to the City at Large

- 277 housing units
- 10 or less units of beneficial housing at lower than market rates

Impact on the Neighborhood

- Significantly increased traffic (the studies shared are likely understated as they limited to peak AM/PM times and with restaurants/higher density offices the traffic would increase in non-peak times as well)
- Corresponding increase in commute times for all who currently travel the route (and would not work in the new facility)

Impact on the City at Large

- Increase in demands at schools in the immediate area - not just Doss and not just outside areas of the schools.
- Increase in housing units - relatively insignificant number (277 units) for the size of the city
- Increase in traffic demands on MoPac in an area with limited ability to expand capacity - likely more accidents due to higher volume of traffic

In total, the benefits to the neighborhood are negative, and to the city at large insignificant/negative

Thank you very much

Dave

7508 Downridge Dr

Austin, 78731

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c: 512 633 1500

[More at LinkedIn Dave Angelow](#)

Results of NWACA 2014 Poll of the Neighborhood

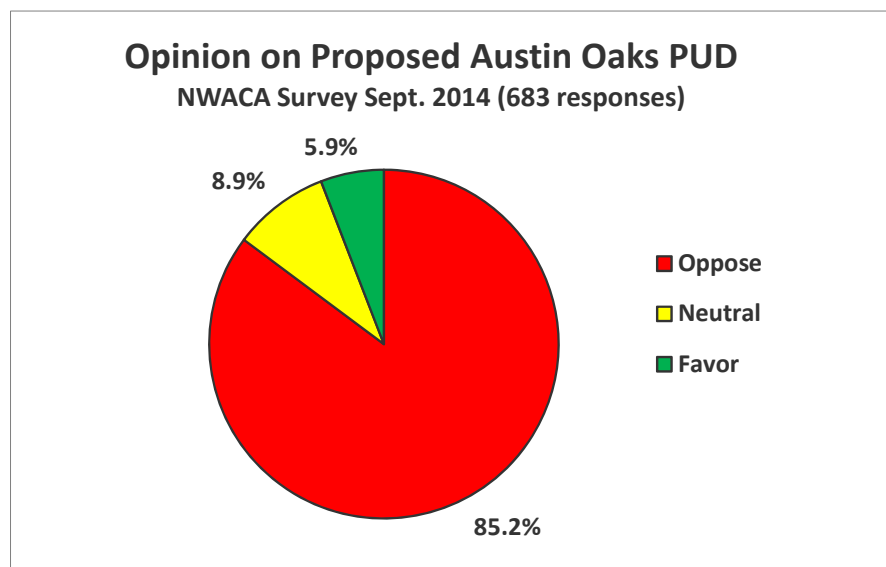
Survey completed 9/17/14; report generated 9/19/14
683 Responses (16% of 4160 households)

NWACA conducted a survey of the neighborhood in late August and early September, 2014, asking for input on the proposed Austin Oaks PUD and about topics of interest for NWACA's work in the coming months. The survey was publicized in the September NWACA newsletter, the quarterly postcard that goes to all NWACA households, email to the entire NWACA mailing list, Facebook posts, email to NWACA members who are not on the mailing list, and paper ballots to NWACA members who have no internet access.

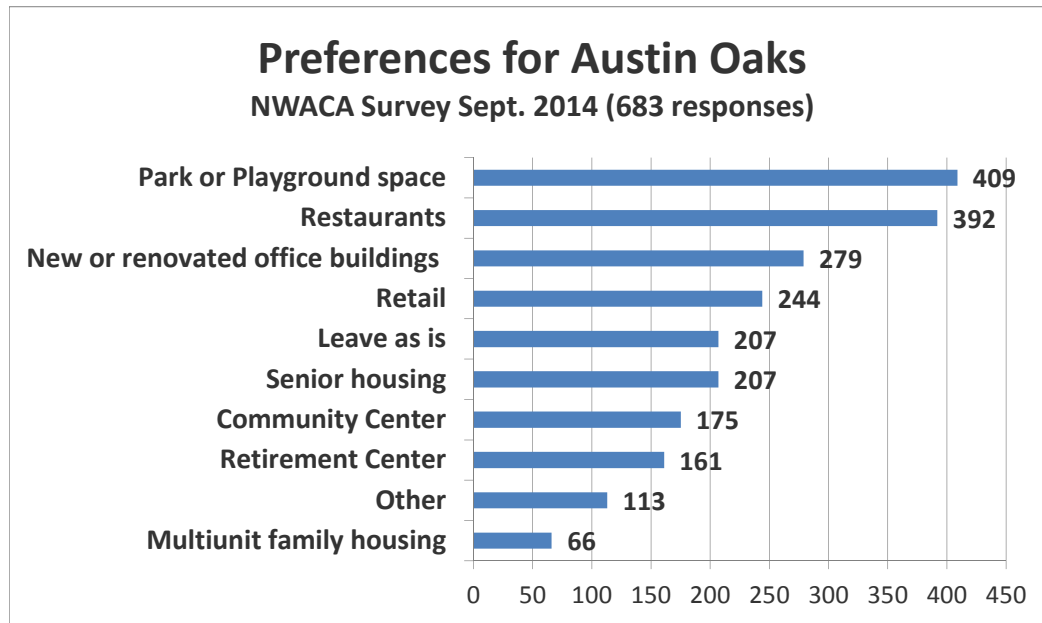
Below are summaries of the responses for each question. For questions that had "other" responses, these responses have been categorized by topic. In many cases, the "other" topics overlap choices that were available to the respondents, but they used the "other" for one that didn't fit their first, second, and third choices.

Responses to the last question asking for other input ranged across many topics. Those responses are summarized in a separate file, too lengthy to include here.

Q1: For the currently described PUD plan, what is your opinion about the PUD?



Q2: If the office buildings at Austin Oaks were to be redeveloped, what preferences do you have for what would be there? (Choose as many as you wish.)



The "Other" responses for Question 2 covered the following topics:

Q2: Preferences - "Other" topics	Count	Q2: Preferences - "Other" topics	Count
short office buildings	15	senior housing	2
school /school rental	14	anything without traffic impact	1
use existing zoning	8	bike lanes	1
no residential housing	7	condos	1
local businesses	6	let the market decide	1
mixed use development	6	library	1
infrastructure support	5	more permeable surface	1
less intense development	4	multi-unit family housing	1
local restaurants	4	no additional development now	1
no multi-unit family housing	4	no affordable housing	1
upscale senior housing	4	no fake affordable housing	1
apartments	3	no retirement center	1
keep as many trees as possible	3	office mixed use	1
park area	3	office with underground parking	1
high density office space	2	restaurants	1
high density residential, with office and retail	2	signature' development	1
leave as is	2	single family housing	1
no PUD	2	upscale restaurants	1
restaurants and music under the trees	2	zone for another Austin school vertical	1
school rental	2		

Results of NWACA March 2015 Poll of NWACA Neighborhood

Survey completed 3/24/15; report generated 4/9/15
501 Responses (12% of 4160 households)

Background

NWACA conducted a survey of the neighborhood in late August and early September, 2014, asking for input on the proposed Austin Oaks PUD, among other topics. Those results were relayed to the neighborhood, City Council, City Staff, and the developer. In November, the developer convened a meeting of neighborhood leaders and laid out changes to the development that the developer hoped would address the concerns raised by the community in the original survey and the community meeting. In December, the developer summarized those ideas in a letter to NWACA, along with eight supporting documents. All of that information is posted at www.nwaca.org. In February, NWACA formulated a new survey in order to continue to give our NWACA neighborhood the opportunity to weigh in on the developer's proposed changes.

NWACA Engagement

Many residents have commented that the Austin Oaks property owner will likely proceed with some form of development, regardless of the outcome of its PUD application. Residents have expressed an interest in NWACA working to impact that process in a favorable way to preserve and protect the character of our community. In response to questions about PUDs in NWACA, Zoning Committee research has identified at least 14 existing PUDs in the NWACA Area. Neighborhoods like The Trails, Mesa Forest, Treetops, Vista Ridge, and the Dell Jewish Community Campus are Planned Unit Developments (PUDs).

Survey Mechanics

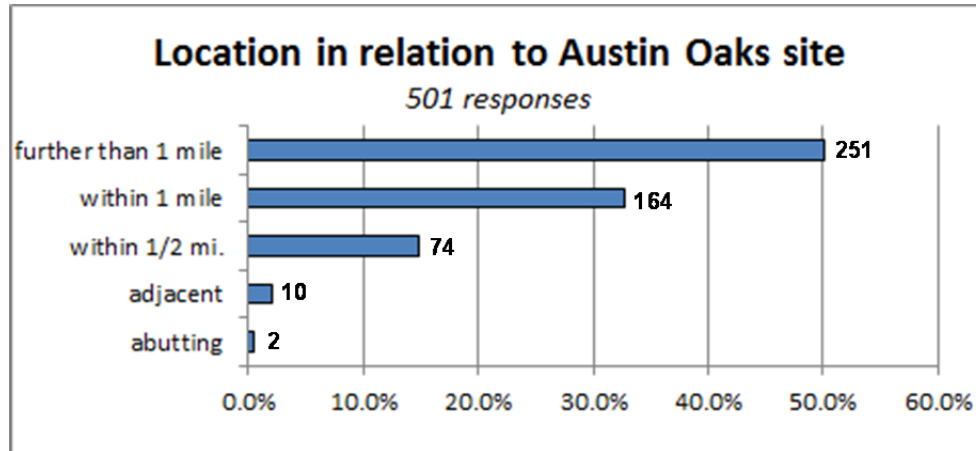
To ensure that responses were from NWACA residents and that only one response per household was submitted, the first question on the survey required name and address information. When validating the responses, a unique ID was assigned to each response, and then the identifying information was separated from the survey question responses and used only for validation purposes. Throughout the survey, responses were ordered in numeric order or in alphabetic order, as appropriate to the question, to avoid answer bias concerns.

Validation of Survey Respondents

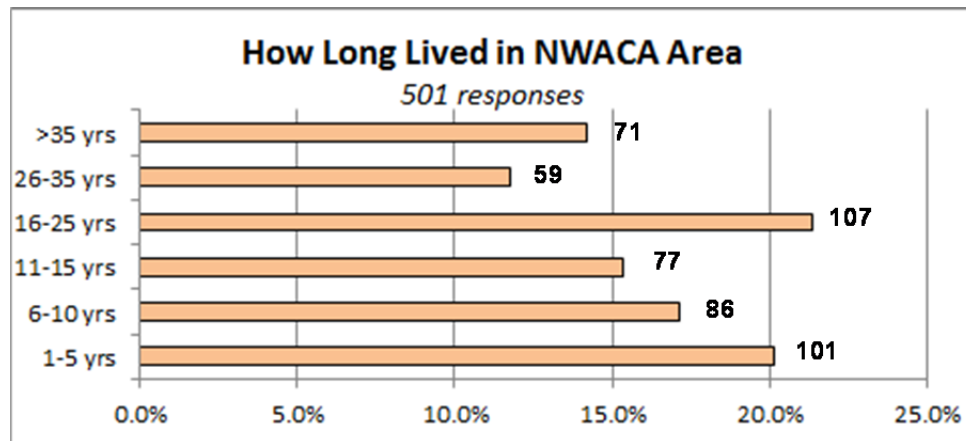
Several members of the volunteer NWACA Board spent about 75 hours creating the survey and validating the responses. Many respondents were from locations outside NWACA boundaries, were duplicates from the same address, were names that could not be confirmed as residents, or were otherwise fraudulent responses (such as one submitted for a person who died the week before the survey began). Validation left 501 valid responses, for which the corresponding survey question answers were then analyzed. Results of the analysis follow, by question number. The last question asked for other comments, and that set of comments has been sorted, and the comments are posted verbatim at www.nwaca.org

Survey Results

Q2: Where is your home in relation to the Austin Oaks site?

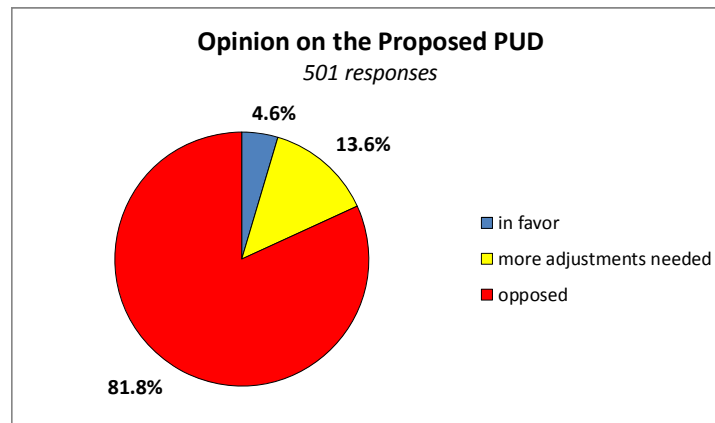


Q3: How long have you lived in the NWACA area?



Q4: Taking into account the developer's proposed changes from the December 22 letter, are you:

- In favor of the proposed PUD
- Like the improvements, but more adjustments are needed for me to support the PUD
- Opposed to the proposed PUD



Q5: Select a response for each of the items from the December proposed changes.

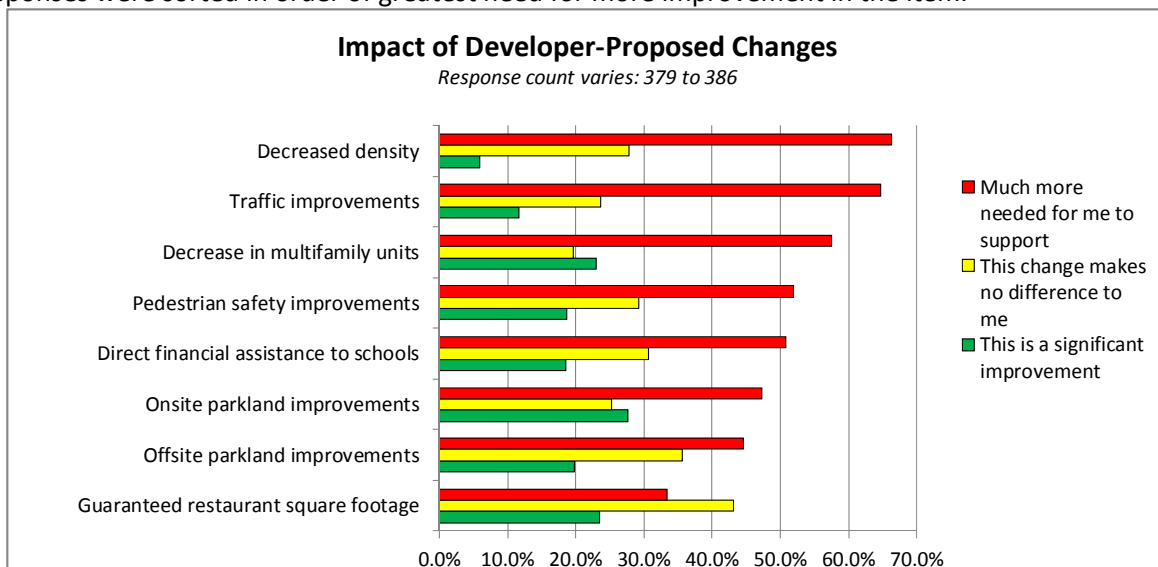
This question asked for a selection among these responses for each of 8 changes listed:

- This change is a significant improvement
- This change makes no difference to me
- Much more is needed in this area for me to support the PUD application

The individual changes cited were taken from the developer's December letter to NWACA, but listed in alphabetic order to avoid bias. Each item listed was cross-referenced to the online copy of material provided by the developer, so that survey takers could examine that material, if they wished to know more about the topic. These were the items rated:

- Decreased Density: Decrease from 1.6M square feet of developed area to 1.4M square feet. The 31acre site currently has 450,000 square feet developed. (See Dec 2014 A Executed Letter, part 9)
- Decrease in Multifamily Units: Decrease maximum number from 610 units to 300 units. (See Dec 2014 A Executed Letter, part 7)
- Direct Financial Assistance to Schools: An Austin Oaks School Assistance Trust is proposed, funded as the property is redeveloped and leased, anticipating approximately \$9M by the year 2032. (See Dec 2014 A Executed Letter, part 3)
- Guaranteed Restaurant Square Footage: Minimum of 90,000 square feet of retail space, of which 60,000 is reserved for restaurants (See Dec 2014 A Executed Letter, part 6)
- Offsite Parkland Improvements: \$150,000 for improvements to playground and park area at Doss Elementary School (See Dec 2014 Attachment 4 Doss Elementary – proposed park improvements)
- Onsite Parkland Improvements: add a trail system throughout the site and a 2 acre public park, reducing the number of heritage trees requested for removal from 9 to 5 (See Dec 2014 Attachment 5 Austin Oaks Community Park diagram)
- Pedestrian Safety Improvements: Potential financial assistance to improve pedestrian and bicycling safety at school crossings (See Dec 2014 Attachment 2 School access and Safety Summary)
- Traffic Improvements: \$400,000 may be provided for restriping and signal modifications at existing intersections. (See page 3 of Dec 2014 Attachment 1 part a)

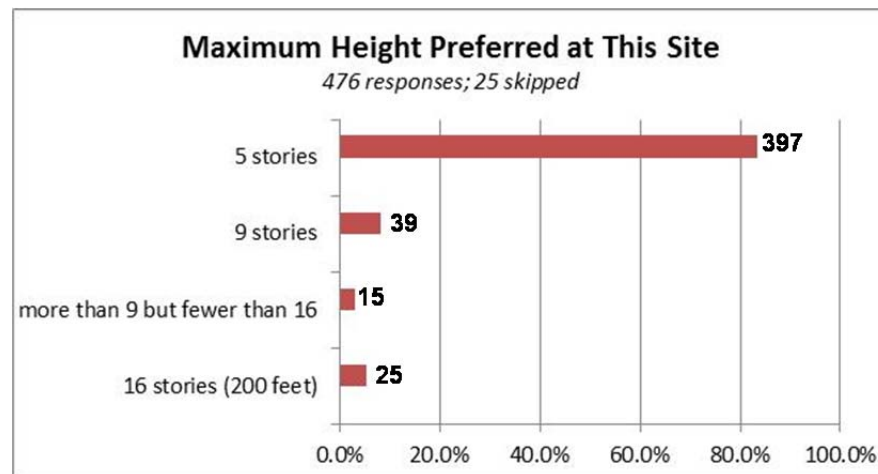
Responses were sorted in order of greatest need for more improvement in the item.



Q6: What maximum height would you prefer at this site?

- 5 stories (maximum allowed now)
- 9 stories (like the Google building)
- More than 9, but fewer than 16 stories
- 16 stories (200 feet) as proposed

To give survey takers an idea of buildings with comparable heights, example photos were provided. For the 200 foot building, there was no attempt to convey how the Austin Oaks site might look when built out, but only to depict one 200 foot building at that location. There is no real building near the NWACA neighborhood to show as an example, thus a mock-up was developed, just to convey the height.

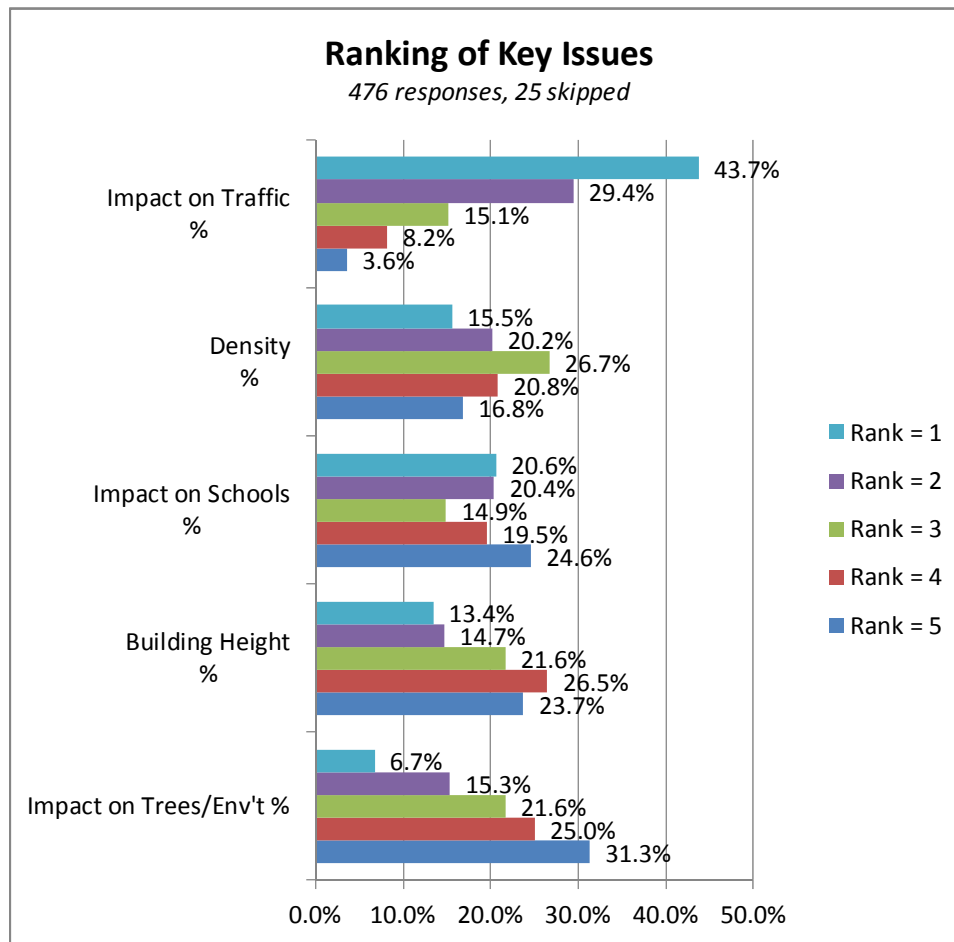
**Q7: Rank the following issues from 1 through 5 (1 most important to you and 5 least important)**

- Building height
- Density
- Impact on school enrollment
- Impact on traffic
- Impact on trees and/or environment

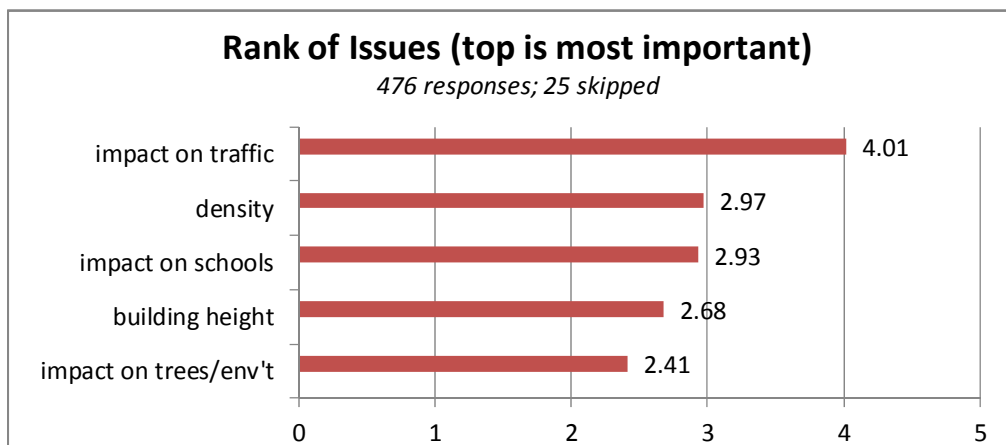
The percentage of responses at each rank is shown in the table below.

Rank	Building Height %	Density %	Impact on Schools %	Impact on Traffic %	Impact on Trees/Env't %
1	13.4%	15.5%	20.6%	43.7%	6.7%
2	14.7%	20.2%	20.4%	29.4%	15.3%
3	21.6%	26.7%	14.9%	15.1%	21.6%
4	26.5%	20.8%	19.5%	8.2%	25.0%
5	23.7%	16.8%	24.6%	3.6%	31.3%

The graph below shows the same percentage information, listed in order of the issues ranked most important first.



A weighted average rank was computed from the responses on each issue, yielding the following chart. Results are sorted in order from most important to least important to the respondents.



Q8. Please provide any additional comments you have about any of the options you rated in the survey.

This question was answered by 163 respondents. The comments were grouped into these categories:

- Density
- Development
- Economic
- Environmental
- Height
- NWACA
- Public Safety
- Schools
- Traffic

Verbatim comments are on the NWACA web site at www.nwaca.org

NATHAN VASSAR
ZONING CHAIR – ALLANDALE NEIGHBORHOOD ASSOCIATION
P.O. Box 10886
AUSTIN, TX 78767

December 5, 2014

Lee Heckman
City of Austin – Planning & Development Review Dept.
P.O. Box 1088
Austin, TX 78767

VIA EMAIL AND USPS MAIL

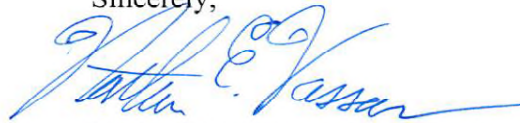
RE: Case Number: C814-2014-0120

Dear Mr. Heckman:

Please see the enclosed comments in opposition regarding the rezoning request, case number C814-2014-0120.

Thank you for your review and consideration.

Sincerely,



Nathan E. Vassar

Enclosure



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: 11/26/2014

Case Number: C814-2014-0120

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	Executive Center Drive & Wood Hollow Drive (See Attached Map for Details)
Owner:	Twelve Lakes LLC, Jon Ruff, (214) 740-2300
Applicant:	Drenner Group, Amanda Swor, (512) 807-2904

Proposed Zoning Change:

From: LO – Limited Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

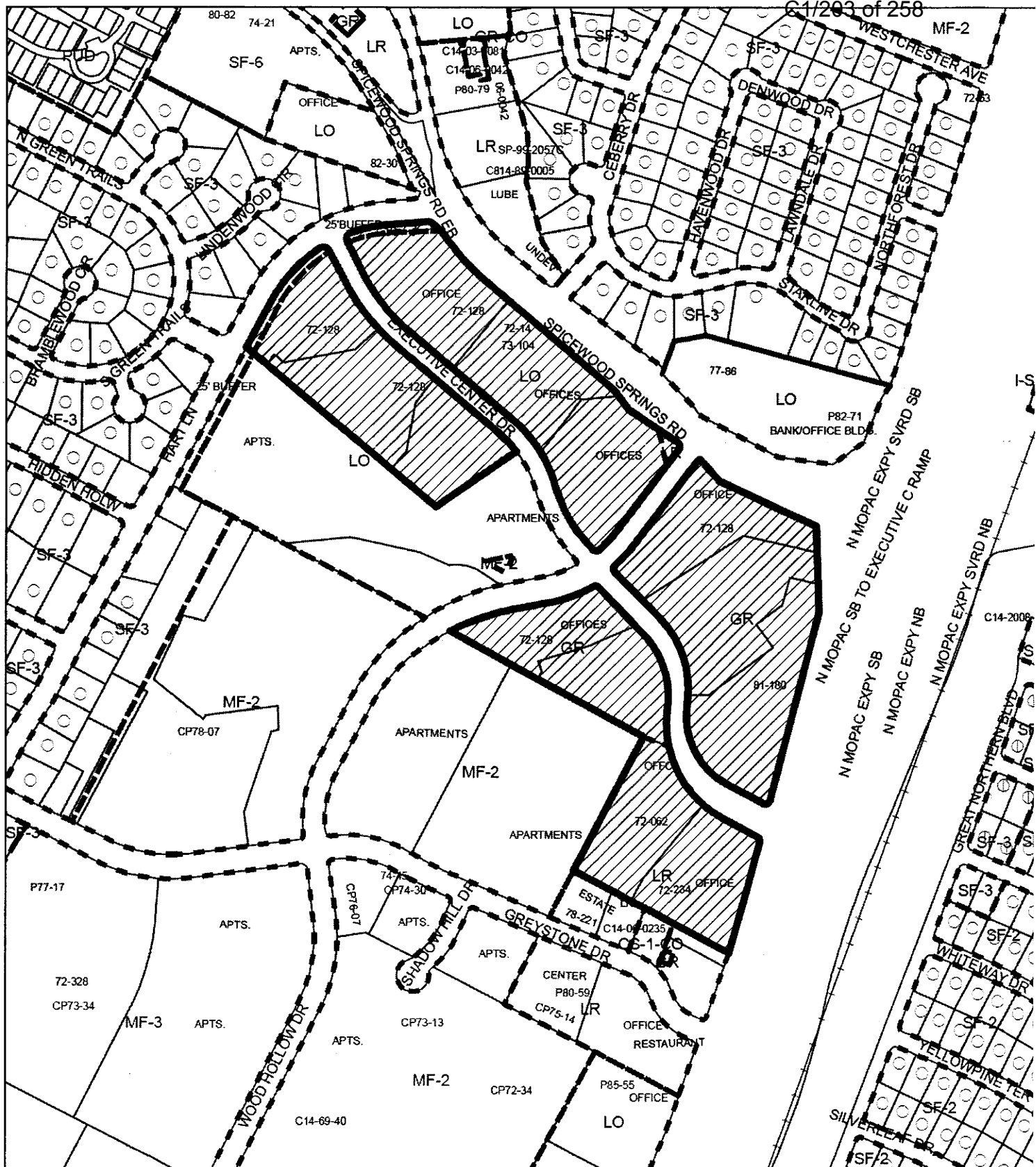
SF-3 – Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements. **LR – Neighborhood Commercial district** is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood. **GR – Community Commercial district** is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.




To: PUD – Planned Unit Development district is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater design flexibility for development proposed within the PUD. Use of a PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. The minimum size generally considered appropriate for a PUD is ten acres.

This application is scheduled to be heard by the **Zoning and Platting Commission** on **Dec 16, 2014**. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at **6:00 p.m.**

You can find more information on this application by inserting the case number at the following Web site: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp. If you have any questions concerning the zoning change application please contact, **Lee Heckman** of the Planning and Development Review Department at 512-974-7604 or via email at lee.heckman@austintexas.gov and refer to the Case Number at the top right of this notice. The case manager's office is located at One Texas Center, 5th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: <http://www.austintexas.gov/development>.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2014-0120

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Nathan Vassar, Zoning Chair, Allandale Neighborhood Association
 Your Name (please print)

☐ I am in favor
☒ I object

c/o ANA P.O. Box 10886 Austin, TX 78766
 Your address(es) affected by this application

Nathan E. Vassar
 Signature

12-5-14
 Date

Daytime Telephone: *(512) 322-5867*

Comments: *On behalf of the Allandale Neighborhood Association, I write to state our opposition to the Applicant's requested rezoning from LO, SF-3, LR, and GR to PUD. The Allandale Neighborhood Association voted on September 3, 2014 to oppose the rezoning request as the PUD proposal is incompatible with adjacent neighborhoods, including Allandale. Allandale residents have raised a variety of concerns, including proposed impacts upon traffic, height (including viewshed blockages into Allandale), and the elimination of heritage trees, among others.*

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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R 12/08/14

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Your Name (please print)

Tim S. Hill

3701 GreenTrails South

Your address(es) affected by this application

Lee Heckman

Signature

Daytime Telephone:

512-917-3559

Comments:

I have serious concerns

about the increased density that this

development will bring to our

neighborhood. We already have

over 50 apartment / condo

complexes.

We do not have the roads

or schools to accommodate more.

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Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

12/2/14

Date

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Elizabeth Murphy

Your Name (please print)

3809 Spicewood Springs Rd #204

Your address(es) affected by this application ATX 78759

Elizabeth Murphy

Signature

12/2/14

Date

Daytime Telephone: 512-415-8790

Comments:

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City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

JUDY MOLTZ

Your Name (please print)

3809 SPICEWOOD SPRINGS RD,

Your address(es) affected by this application #152

Judy Moltz

Signature

Nov. 30, 2014

Date

Daytime Telephone: 512-345-6530

Comments: Like all other areas of Austin that are in
plagued with too much traffic -- proposal like
this shouldn't even be considered, much less
approved.

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

DAVID BRAVO
Your Name (please print)

3708 Spicewood Springs Rd

Your address(es) affected by this application


Signature

Daytime Telephone: 512.312.0700

12.1.14
Date

☒ I am in favor
☐ I object

Comments:

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Sue C. Hill
Your Name (please print)

3701 Green Trails South
Your address(es) affected by this application

☐ I am in favor
☒ I object

Your address(es) affected by this application

Lee C. Hill
Signature

12/13/2014
Date

Daytime Telephone: 512-426-1286

Comments:

THE PUD WILL BRING MORE
THAN 22,000 EXTRA CARS PER
DAY INTO AN ALREADY CROWDED
NEIGHBORHOOD. OUR INTERSECTIONS
ARE BACKED UP AND OUR CHILDREN
CANNOT SAFELY WALK OR BIKE TO
SCHOOL. PLEASE DO NOT VOTE
FOR THE PUD.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Marilyn Eggeling
Your Name (please print) Starline Dr LLC

3602 Starline Drive 78759

Your address(es) affected by this application

Marilyn Eggeling
Signature

12-1-14
Date

Daytime Telephone: 512 794 0700

Comments: This is a residential area - does not
need multiuse projects added.

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Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

NATHAN VASSAR
ZONING CHAIR – ALLANDALE NEIGHBORHOOD ASSOCIATION
P.O. Box 10886
AUSTIN, TX 78767

December 5, 2014

Lee Heckman
City of Austin – Planning & Development Review Dept.
P.O. Box 1088
Austin, TX 78767

VIA EMAIL AND USPS MAIL

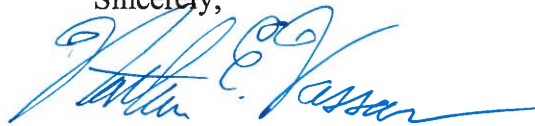
RE: Case Number: C814-2014-0120

Dear Mr. Heckman:

Please see the enclosed comments in opposition regarding the rezoning request, case number C814-2014-0120.

Thank you for your review and consideration.

Sincerely,



Nathan E. Vassar

Enclosure

R 12/09/14

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Nathan Vassar, Zoning Chair, Allandale Neighborhood Association

Your Name (please print)

Lee Heckman, P.O. Box 10886 Austin, TX 78766

Your address(es) affected by this application

Lee Heckman

Signature

Date

Daytime Telephone: *(512) 322-5867*

Comments: *On behalf of the Allandale Neighborhood Association, I*

write to state our opposition to the applicant's requested rezoning from L.D.S.F-3-LR and GR to PUD. The Allandale Neighborhood Association voted on September 3, 2014 to oppose the rezoning request as the PUD proposal is incompatible with adjacent neighborhoods including Allandale. Allandale residents have raised a variety of concerns, including proposed impacts upon traffic, height (including viewshed blockages into Allandale), and the elimination of heritage trees among others.

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Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

R 12/09/14

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Leonard R. Chapman

Your Name (please print)

#1315
7600 Wood Hollow Dr Austin, TX

Your address(es) affected by this application 78731

☐ I am in favor
☒ I object

[Signature]

Signature

December 8, 2014

Date

Daytime Telephone: 512 372 8107

Comments: Please do not grant this zoning request.
To do so would probably increase property taxes,
and rent for housing throughout the entire area.
It would also probably increase traffic in and out
of our neighborhood. In addition, it would
most likely increase noise, pollution, and light
pollution, reducing the quality of life in
this older cozy neighborhood. Thank you
for your time. Please take time to seriously
consider these and other consequences in granting

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this zoning request.

Thank you.

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

KUMAR & DENISE NANDI

Your Name (please print)

7805 LINDENWOOD CIRCLE, AUSTIN, TX 78731

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 732-207-7671

Date

12/8/2014

Comments: NOTHING SUPERIOR ABOUT DEVELOPMENT, NOT A

NEIGHBORHOOD CENTER. ALREADY A NEIGHBORHOOD CENTER ON FAR WEST
INCREASED TRAFFIC. REMOVAL OF HERITAGE TREES. SCHOOLS ARE
ALREADY OVER CAPACITY. THESE ARE THE REASONS WE OBJECT
TO A PUD.

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P. O. Box 1088

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

DONNA CARLSON

Your Name (please print)

7807 LINDENWOOD CIRCLE

Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

Date

Daytime Telephone: 512 - 345-8112

Comments: We object to 17 and 14 story buildings, APARTMENTS and the thousands of additional people concentrated into this 31 acre site. This type of development needs to be closer to downtown, not on the door steps of good neighborhoods. In addition, we object to cutting down of large old trees. This Dallas developer does not care about Austin. Don't enable them to destroy our neighborhood.

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City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

Haase, Victoria (Tori)

Subject: FW: Please respect existing zoning

From: Darin Duvall
Sent: Tuesday, December 16, 2014 10:20 AM
To: Haase, Victoria (Tori)
Subject: Please respect existing zoning

Hi Tori,

I live on Hillrise Drive off of Spicewood Springs. I am concerned about the proposed PUD that would allow a developer to replace a tree-filled business park with high-density buildings. Zoning is put in place to prevent this type of thing. There is no point in having zoning if a developer can simply get an exemption or change the zoning when it suits them.

Few citizens are active these days. When a neighborhood unites against something, you can be sure it is important to many people.

Thanks for your time.

Darin Duvall

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Alyssa Hudson

Your Name (please print)

7600 Wood Hollow Dr.

Your address(es) affected by this application

Alyssa Hudson

Signature

Daytime Telephone: 512.904.2073

Date

12/13/14

☐ I am in favor
☒ I object

Comments: My husband & I aren't the typical demographic in this neighborhood; we still do NOT support this. We support growth & development, including mixed use. However, we do NOT support it when the infrastructure can't handle it.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

May 18, 2015

J.W. Studak
3204 Benbrook
Austin, Tx 78757

Tori Haase
PO Box 1088
Austin, Tx 78767

Dear Ms. Haase,

I'm writing to oppose the rezoning of the Austin Oaks PUD.

I've been keeping up with all the proposals, and I do not think the developer can address the issues this Planned Unit Development creates.

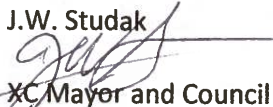
How is this development compatible with the neighborhoods on the four corners of the intersection of Mopac and Spicewood Springs Road/Anderson Lane? 446,000 sf to 1,280,000 is a 350% increase in density. Three nine-story buildings, as well as an eight-story, seven-story, and six-story building are a 300% - 400% increase in height, and establish a precedent along Mopac.

Living on the eastern side of Mopac, I can tell you that Mopac does not have the ability to absorb the 16,000 – 17,000 estimated car trips this project will generate. There is no frontage road on the eastern side of Mopac, and the bridges over Mopac are at capacity now.

What happens if another Neighborhood Center of 10,000 people is built on the Anderson Lane side, which is already denser and has more traffic? I have no doubt that some out-of town developer will build this before the Austin Oaks PUD even get bus stops.

I sincerely hope the applicant withdraws his application, and do not support any extension of time for him. He can build more densely with existing zoning. We shouldn't be bailing out developers who made bad financial decisions. That's just business as usual.

Cordially,

J.W. Studak

XC Mayor and Council

PUBLIC HEARING INFORMATION

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No Paid

Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Gloria Manos

Your Name (please print)

7903 Caberry Drive

Your address(es) affected by this application

Austin 78759

Gloria Manos

Signature

Date

Daytime Telephone: *(512) 345-0186*

Comments:

I absolutely OBJECT. This is an outrageous overcrowding to a residential area. We are allowed to water our lawn one day a week yet this will increase toilets and kitchens and other water use beyond belief. More traffic! NO! NO! NO!

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Mike Manos, Jr.

Your Name (please print)

7903 Cebery Drive
Austin, TX 78759

Your address(es) affected by this application

Mike Manos Jr.

Signature

Daytime Telephone: (512) 476-9698

Date

5-30-15

Comments: WE HAVE LIVED HERE FOR 42 YEARS,

ON CEBERRY DRIVE, IN A QUIET RESIDENTIAL

NEIGHBORHOOD, AND NOW AT 75 YEARS OF AGE

A REZONING CHANGE WOULD LESSON THE

QUALITY OF LIFE THAT WE HAVE ENJOYED

FOR SO MANY YEARS. I CAN JUST IMAGINE

THE HORROR OF TRYING TO GET ON OR ACROSS

SPICEWOOD SPRINGS FROM OUR CEBERRY ENTRANCE

IT WOULD BE EXTREMELY DANGEROUS

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Your Name (please print)

Sue C. Hill

3701 Green Trails S.

Your address(es) affected by this application

Sue C. Hill

Signature

Daytime Telephone:

512-426-1286

Date

June 2-2015

Comments:

We know that Austin Oaks will eventually be updated, but we are in hopes that the developers stay within the Current zoning laws.

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Your Name (please print)

Tim Hill
3701 Green Tels. So.

Your address(es) affected by this application

3701 Green Tels. So.

Signature

Date

Daytime Telephone: 512-917-3559

Comments:

We find the changes requested to be detrimental to the neighborhood and the city. We would propose redevelopment be within the current zoning rules. The traffic in our neighborhood is already challenging enough.

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City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

CAROL ANN CONE

Your Name (please print)

9306 Great Hills Trl. Unit 20

Your address(es) affected by this application

Carol Ann Cone

Signature

Daytime Telephone: *1-512-346-4350*

Comments: *Let us use this land*

to the best possible use!

most of the land is very

rocky, therefore it should be

used as a base and sound and

quiet. The MOPAC EXPRESSWAY

is very noisy at peak

times.

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City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

June 3 2015

Date

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Aaron Wise

Your Name (please print)

7630 Wood Hollow Drive #180

Your address(es) affected by this application

Aaron Wise

Signature

Daytime Telephone: 512-658-2928

Date

06/01/15

Comments: I am only in favor for redevelopment if it

provides exclusively for housing - no commercial

property, no retail property → housing ONLY and leave

the TREES Alone.

If you use this form to comment, it may be returned to:

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Margaret Chalmers

Your Name (please print)

3809 Spicewood Springs Rd. #116D

Your address(es) affected by this application

Margaret Chalmers

Signature

6/1/2015

Date

Daytime Telephone: 512-345-6849

Comments: I object this rezoning because

1) I do not want buildings over 4 stories
in the area designated for rezoning,
2) I do not want any further leveling
of trees or disturbance of natural

areas,

3) I do not want increased traffic
volume in the area and therefore noise,
4) and I do not want increased people
and building and asphalt density.

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

David Bravo
 Your Name (please print)

3708 Spicewood Springs Rd
 Your address(es) affected by this application

☒ I am in favor
☐ I object

Signature

Date

Daytime Telephone: *512.372.0700*

Comments:

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 Tori Haase
 P. O. Box 1088
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Public Hearing: Jun 16, 2015, Zoning and Platting Commission

JUDY MOLTZ

Your Name (please print)

3809 SPIGWOOD SPNGS #152

Your address(es) affected by this application

Judy Moltz

Signature

June 1, 2015

Date

Daytime Telephone: 512-345-6530

Comments:

Adding the anticipated extra
already clogged area would be a disaster.
And we certainly don't want mini-supercenters
"clagging up" our streets.

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Keith and Laura Tilley
Your Name (please print)

☐ I am in favor
☒ I object

7703 Bramblewood Circle
Your address(es) affected by this application

Keith Tilley
Signature

6/1/15
Date

Daytime Telephone: *480-862-4706 (cell)*

Comments: *This area is already populated with lots of high density housing. Apartment complex line Wood Hollow Hunt and Greystone. Doss and Merchison are over crowded and our streets can't handle the existing traffic. The proposals to date do nothing to address these issues.*

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Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

John Buford

Your Name (please print)

7804 Lindenwood Circle

Your address(es) affected by this application

John Buford

Signature

06-05-2015

Date

Daytime Telephone: 512-346-8267

Comments: _____

If you use this form to comment, it may be returned to:

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Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Samuel Dale McLenore
Your Name (please print)

☐ I am in favor
☒ I am in object

8104 RainTree Place
Your address(es) affected by this application

Samuel Dale McLenore 6/6/15
Signature Date

Daytime Telephone: 512-345-3677

Comments: Please see the attachment

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

Dear Commissioners:

My wife, Patsy McLemore, and I are homeowners who have lived near the intersection of Mopac Blvd. and Spicewood Springs Road for the last 44 years. When we moved to this part of Austin there was no Mopac Blvd., no Loop 360, no Steck Ave. (beyond Balcones Dr.), no Anderson High School, no grocery stores, and no pharmacies, filling stations or any other of the many services that are now available in the neighborhood. We, therefore, have had a front-row seat from which to watch the neighborhood's development. Up to this time we have thought most of the development has worked toward fostering a sense of community and improving the quality of life. The proposed PUD, on the other hand, would mark the beginning of the end. It would be a tipping-point beyond which the preceding type of development would be turned in a sharply different direction that, in time, would destroy the fine community that has gradually come into being.

Please do not approve this proposal.

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Starline Dr LLC

Your Name (please print)

3002 Starline Dr 78759

Your address(es) affected by this application

Mauley & Coaling

Signature

Daytime Telephone: *512 794 0700*

Date

6-3-15

☐ I am in favor
☒ I object

Comments: *There is no need for retail in the neighborhood - plenty of stores on Far West Blvd. The increase in traffic will negatively impact the environment - trees, etc. and quality of life - congestion on already overburdened streets. - residential lifestyle for families and schools will be lost. - safety will decrease.*

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

MARY B. KERR

Your Name (please print)

3700 HIDDEN HOLLOW, AUSTIN 78731

Your address(es) affected by this application

Mary B. Kerr

Signature

06-02-15

Date

Daytime Telephone: 512-345-8791

Comments: Please deny any zoning change!

I live on the corner of Hart Lane and Hidden Hollow. My driveway exits on Hart. Traffic is already horrendous with speeding up and down the hill. This will become even worse with any change. Please do not allow them to change our neighborhood. Thank you for your support.

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Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Planning Commission

DALE A. GRIFFIN

Your Name (please print)

3524 Greystone Dr #134

Your address(es) affected by this application

Dale A Griffin

Signature

Daytime Telephone: *512 4632241*

Date

6/1/15

☐ I am in favor
☒ I object

Comments:

*No PUD or MU
The neighborhood does not
need any large/complex
developments under unified control
(ie a PUD). Too much
people, traffic for neighborhood &
surrounding businesses.
Quality of life in Austin already
on decline due to increase in population,
traffic, events, crime & costs.*

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Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Kevin Sisney

Your Name (please print)

7902 Ceberny Dr.

Your address(es) affected by this application

[Signature]

Signature

6/8/15

Date

Daytime Telephone: 512-227-2070

Comments:

Current plan is too much!
Traffic already bad enough. Schools
overcrowded.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Planning Commission

CAROLYN GOLDSTON

Your Name (please print)

3521 STARLINE DRIVE

Your address(es) affected by this application

Carolyn Goldston

Signature

June 24, 2015

Date

Daytime Telephone: 512 - 338 - 0710

Comments:

It is simply WRONG to place this huge PUD in our residential neighborhood. The traffic alone will be horrendous. Also, should one man control so many of the water sources of Austin? The Spide wood Spring is precious. I beg with you to stop this horror.

If you use this form to comment, it may be returned to:

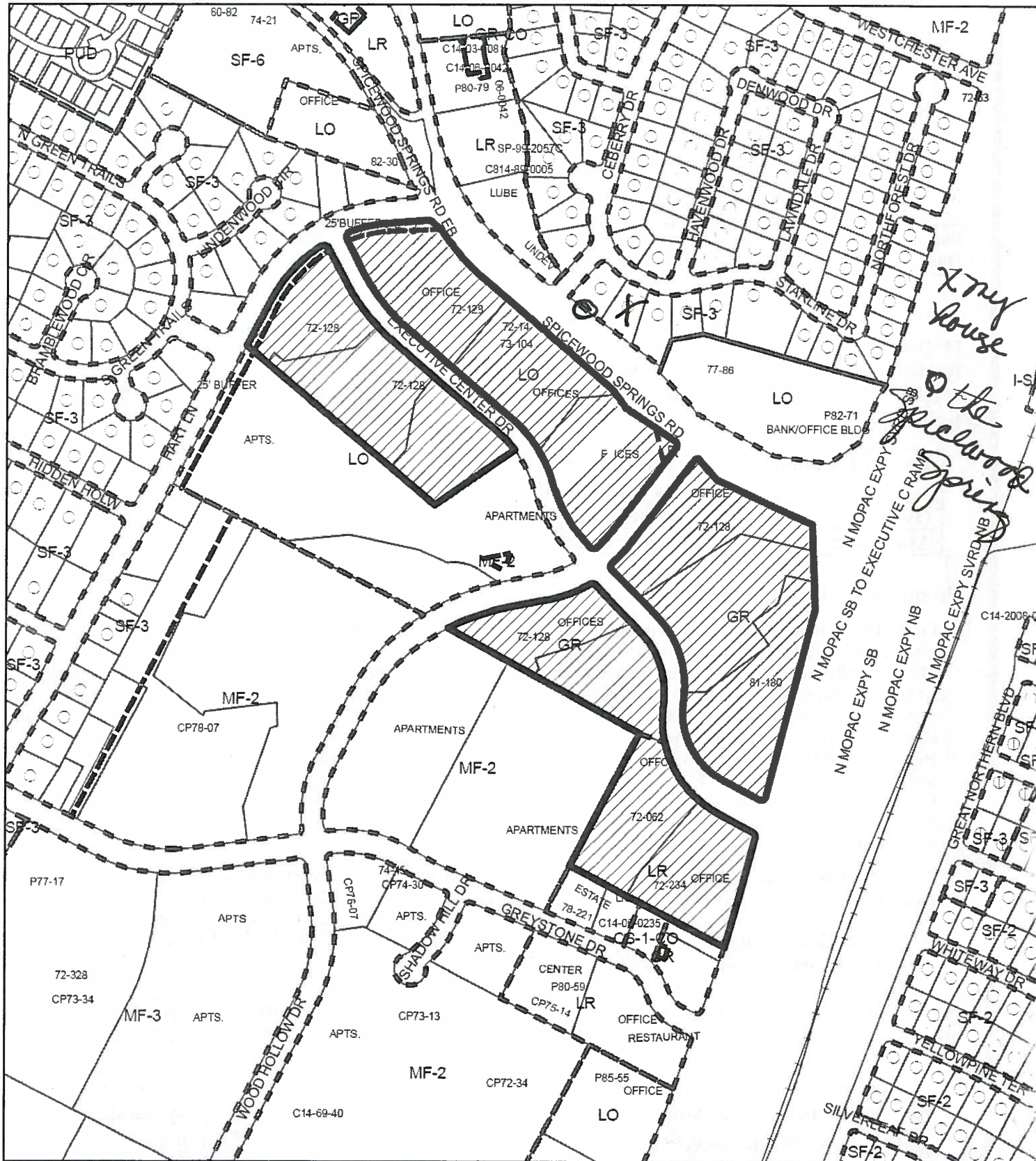
City of Austin




Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2014-0120

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness



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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Cynthia Jane Brown
Your Name (please print)

731 Wood Hollow Apts #124
Your address(es) affected by this application

☐ I am in favor
☒ I object

Cynthia Brown 6-23-2015
Signature Date

Daytime Telephone: 903-819-2911

Comments: The traffic on Mopac & Spicewood Springs Rd would be increased by too much. Spicewood Springs has collisions coming out of the neighborhood on the south side already. Most of the land is in use productively

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Veronica Miller

Your Name (please print)

7600 Wood Hollow Dr #309

Your address(es) affected by this application

Veronica Miller

Signature

Date

Daytime Telephone: (512) 471-3286

Comments: I strongly oppose the proposed development. The condonation of Austin has to stop. The effects on traffic and population density are too great.

If you use this form to comment, it may be returned to:

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Margaret Chalmers

Your Name (please print)

3809 Spicewood Pointe Springs Rd. #116 D

Your address(es) affected by this application

Margaret Chalmers

Signature

6/23/15

Date

Daytime Telephone: _____

Comments: _____

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Tori Haase

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Charles Brown

Your Name (please print)

3432 Greystone

Your address(es) affected by this application

Ch. Brown

Signature

Date

6/10/15

Daytime Telephone: *512 695 - 4442*

Comments:

My home address at

4028 Enclave Mesa Circle will also

be negatively impacted by this project

If you use this form to comment, it may be returned to:

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P. O. Box 1088

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Jon Morgan

Your Name (please print)

7803 HEATHERCREST CIR.

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-771-4268

Date

6/12/15

Comments: 588 ATTACHED

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Tori Haase
 P. O. Box 1088
 Austin, TX 78767-8810

6/15/2015

City of Austin
Planning & Zoning Department
Tori Haase

RE: Case # C814-2014-0120 (Austin Oaks PUD)
Public Hearing: June 16, 2015

Ms. Haase,

I was born and raised in Austin and I'm sick of all these Californians and New Yorkers (and everyone else) moving here and ruining what made Austin great. Can't we just build a wall to keep them all out? (that's sarcasm, but maybe wishful thinking with a slight hint of seriousness). Actually, I'm all for progress and development when it's done right and fits the context of the surrounding area.

I live within 500 feet of the proposed Austin Oaks PUD, literally under the shadows of the proposed 10 story towers, in Green Trails across Hart Lane.

The proposal to redevelop Austin Oaks with the PUD designation is wrong for the surrounding neighborhoods and would set a bad precedent for Austin. I **OPPOSE** the proposed zoning change to PUD.

First of all, just read the city's own zoning definitions for the current Austin Oaks zoning:
LO (Limited Office district) is intended for offices serving **neighborhood** needs, adjacent to **residential neighborhoods**. **SF3** is intended for moderate density SFR use. **LR** (**Neighborhood** Commercial district) is intended for **neighborhood** shopping facilities providing limited business service and office facilities for the convenience of residents of the **neighborhood**. **GR** (**Community** Commercial district) intended for office and commercial uses serving **neighborhood** and **community** needs. Notice some of the key words in the city's zoning descriptions...**Neighborhood, community, moderate, limited**.

I could argue that the existing Austin Oaks development doesn't fit some of its current zoning as described above, but the Austin Oaks PUD proposal is most certainly anything but moderate or limited and infringes on the surrounding neighborhood communities. The definition of a PUD explicitly takes the neighborhood, the community, the moderation, the limits, the residents...out of the equation. A PUD is not appropriate for an in-fill redevelopment of the proposed extent in a dense residential area. Let me rephrase that...a PUD of any extent is not appropriate for any residential area, period. Could I support responsible redevelopment of the Austin Oaks property? Absolutely, sure! But a PUD provides too much flexibility to infringe upon the established surrounding community.

Second, the Traffic Impact Analysis suggests 4-5 times the amount of traffic resulting from the proposed redevelopment density once fully built out. Many of the surrounding intersections are already failing. I sit through 2-3 cycles of the light at Spicewood and Mopac. Ever eat lunch at a restaurant on Anderson Lane or Burnet Road and try to get there and back during the lunch hour (@ 11-2)? Those intersections along Anderson Lane and nearby Burnet Road were not included in the TIA, but I guarantee you they already fail. Anderson Lane is backed up solid from Mopac to past Burnet in both directions during lunch with commuters to/from Austin Oaks and other 'neighborhood' offices.

It would be **irresponsible** and **unacceptable** for the City to grant approval for a development that knowingly would increase (worsen) traffic congestion by 4-5 times. Austin's traffic problems are well known and only getting worse on their own. We don't need to be voluntarily contributing to worsening traffic conditions. The developer's pledged 'fund' to mitigate traffic doesn't go nearly far enough. Where are the details? Where does the money go? Where are the new lanes to accommodate additional traffic? Expanded bridges with new lanes (Spicewood, Far West, Steck) over Mopac? It's not enough. Furthermore, the TIA indicates that even with traffic mitigation, many of the intersections will still fail.

Third, the schools serving the multi-family component of the proposed development don't have the capacity for additional students. They don't have capacity for the *existing* student population! I don't know what projections might look like for the expected number of children living in the 600 proposed apartment units, but let's suppose that there is an average of 1 school aged child per unit. So 600 additional students living in Austin Oaks apartments. For simplicity let's just divide those evenly among the three vertical area schools: Doss Elementary, Murchison Middle School, Anderson High School...An increase of 200 students at each school.

Doss has an enrollment of around 940 as of the just-ended 2014-2015 school year. The school was built for 500 (and that included Kindergarten through 6th grade, before 6th was subsequently moved to Murchison). Doss is already at 188% capacity. Adding another (hypothetical estimate) 200 students from Austin Oaks apartments takes it to 211% capacity. This is simply **unacceptable**. My kids have eaten lunch as early as 10:30 and as late as 1:30 as the school cycles 940 kids through the limited capacity cafeteria. I understand the district is adding additional portable classrooms on the school grounds this summer to accommodate the organic growth in the student population from the neighborhood's existing SFR housing (as younger families replace older residents moving out of the neighborhood). There is no more room on the school property for additional portables to accommodate the existing growth in student population, much less throwing in another 200 or so potential students from dense multi-family development. But the developer is going to donate \$150,000 to Doss to mitigate this? **Insulting!** How about donating land in Austin Oaks to AISD for the site of an entirely new elementary school to pull some overcrowding from Doss? That's a more appropriate contribution (mitigation) and is consistent with what I've seen developers do in other/newer emerging communities around Austin and elsewhere.

Murchison has current enrollment of around 1,413. It was built for 800 students (3 grades) before the permanent 2-story addition and portables increased capacity to 1,100. Current enrollment is 129% of capacity. Without factoring organic neighborhood growth in student population, adding just the 200 (hypothetical estimate) from Austin Oaks apartments takes it to 147% capacity. **Unacceptable**. My daughter ate lunch sitting on the cafeteria floor because there were no seats left at the tables.

Anderson is just slightly above capacity with 2,185 students enrolled vs. expanded capacity of 2,017. Add 200 more students and it's at 118% capacity not counting expected organic growth. Not bad and certainly manageable compared to the elementary and middle school situations. But nonetheless a future problem as the neighborhood continues to turnover naturally with more younger families replacing older residents (often original residents since the 1970s-1980s development of the neighborhood).

There is a whole lot of raw land out east of Austin, in the city's Desired Development Zones, where PUDs and developments of the proposed density are appropriate, without established neighborhood

infrastructure to disrupt and strain. It's an open book, a clean slate ripe for this type of development. That's where Drenner and other developers need to go and where the city of Austin needs to encourage new development...and provide support for an area that needs it most.

I OPPOSE the Austin Oaks PUD zoning change proposal. I can support modernization and responsible redevelopment of the property within the limitations of the current zoning, but even that should still be subject to mitigation of the same issues impacted by increasing the development density to any degree.

Regards,



Jon Morgan
7803 Heathercrest Cir.
(512) 771-4268

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

SUSAN QUAGLINO

Your Name (please print)

3809 SPICEWOOD SPRINGS ROAD

Your address(es) affected by this application

Susana Quaglin

Signature

Daytime Telephone: 512-468-7022

6/12/15

Date

Comments: REGARDING CASE NO. C814-2014-0120

(CONTACT TORI HAASE 512-974-7691) THAT WILL
 COME BEFORE THE ZONING AND PLANNING
 COMMISSION/LAND USE COMMISSION AND THE
 CITY COUNCIL ON JUNE 16, 2015, I AM
 AGAINST THE PROPOSED DEVELOPMENT AND
 CHANGE, DUE PRIMARILY TO THE CERTAIN
 TRAFFIC CONGESTION THAT WOULD OVERTAKE
 THE CURRENT AUSTIN ^{RESIDENTIAL} NEIGHBORHOOD AT
 SPICEWOOD SPRINGS ROAD AND MOPAC.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Frank Cheff

Your Name (please print)

☐ I am in favor
☒ I object

3503 Starline Dr. 78759

Your address(es) affected by this application

Frank Cheff

Signature

6/10/2015

Date

Daytime Telephone: *512-974-8883*

Comments:

*Failure at the Links of Spicewood
Springs & Maple Anderson for Maple
Springs & Wood Hollow &
possibly Stock by Fairview are indicating
that the road infrastructure could
not handle the increased density of
planned project.*

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

PRESCILLE SPAULDING

Your Name (please print)

3809 SPICEWOOD SPRINGS RD #136

Your address(es) affected by this application

Prescille Spaulding

Signature

Date

Daytime Telephone: 512 587-7026

Comments: I TOTALLY OBJECT TO THIS REZONING FOR MANY REASONS:

1. THE TRAFFIC HAS INCREASED 3 FOLDS SINCE I MOVED HERE 5 YEARS AGO. MORE AND MORE DRIVERS ARE USING SPICEWOOD SPRGS RD TO CROSS FROM MOPAC TO 360. ADDITIONAL COMMERCIAL SPACE ON SPICEWOOD WILL ONLY CAUSE ADDITIONAL TRAFFIC MAKING IT IMPOSSIBLE FOR RESIDENTS TO COME TO OR OUT OF HOMES.

2. 10 STORY BUILDINGS WILL TOTALLY CHANGE THE AREA MAKING RESALE DIFFICULT AND LOWER ALL OF OUR PROPERTY VALUES -- THE ONLY PARTY GAINING WILL BE PROSPECTIVE BUILDER/OWNER OF THIS COMMERCIAL PROPERTY AND HE/THEY WOULD NOT WANT IN THEIR OWN

If you use this form to comment, it may be returned to: RESIDENTIAL NEIGHBORHOODS

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Your Name (please print)

Brenda Schorlauer

Your address(es) affected by this application

3609 Opwood Spring

Signature

Brenda Schorlauer

Daytime Telephone:

512-3453383

Date

6/12/15

☐ I am in favor
☒ I object

Comments:

Too high.

Too much traffic.

Consider our neighborhood

Please say NO

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Terry Dunigan
Your Name (please print)

☐ I am in favor
☒ I object

3908 Spicewood Springs Rd. #136
Your address(es) affected by this application

Terry Dunigan
TERENCE J. DUNIGAN
Signature

6/6/2015
Date

Daytime Telephone:

Comments: We don't need more retail -

there is plenty nearby.

The traffic is already adversely

affecting the neighborhood.

Additional retail would increase

traffic excessively to an

unacceptable level.

This will hurt my property value

& those of the neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Arturo Obeso

Your Name (please print)

3500 Graystone Dr. #175

Your address(es) affected by this application

[Signature]

Signature

6/10/15

Date

Daytime Telephone: (512) 571-8339

Comments: _____

If you use this form to comment, it may be returned to:

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

James P. Wiseman III

Your Name (please print)

7030 Wood Hollow Dr. #306

Your address(es) affected by this application

6/23/2015

Date

Signature

512-626-8675

Daytime Telephone:

Stop the PUD.

Comments:

If you use this form to comment, it may be returned to:

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Charles E. Brown

Your Name (please print)

☐ I am in favor
☒ I object

4020 Enclave Area Civic Austin TX 78731

Your address(es) affected by this application

3624 North Hills Drive B-100 and

4131 Spirewood Springs Rd Bldg J-1 6/25/15

Signature

Date

Daytime Telephone: *512 695-4442*

Comments:

*The traffic increase would be
harmful. The area schools are not
equipped to handle the increase in
students that this change would allow.
The negatives far exceed the positives.*

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

HH - Gregston, LLC

Charles E. Brown, Managing Member

Your Name (please print)

3432 Gregston Drive Austin TX

Your address(es) affected by this application

Charles E. Brown

Signature

Daytime Telephone: *512 695-4442*

Date

6/25/15

Comments:

The increase in traffic would be detrimental to this neighborhood. Also, the schools in this area are not able to handle the increase in population in this area with the planned addition of housing.

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P. O. Box 1088

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

John Buford

Your Name (please print)

7804 Lindenwood Circle

Your address(es) affected by this application

John Buford

Signature

06-15-2015

Date

Daytime Telephone: 512-346-8367

Comments:

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Tori Haase
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Jonathan Saucedo
Your Name (please print)

7405 Shadow Hill Dr.

Your address(es) affected by this application

[Signature]
Signature

Date

Daytime Telephone: *512-507-1198*

Comments:

I feel that any type of mixed use commercial rezoning will greatly reduce the neighborhood feel of our community and will create more problems than good. Traffic will increase and not just during morning & evening rush times and this alone makes it unsafe and not worth it.

If you use this form to comment, it may be returned to:

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Tori Haase
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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Elizabeth Murphy

Your Name (please print)

3809 Spicewood Springs Rd #204

Your address(es) affected by this application

Elizabeth Murphy

Signature

Date

Daytime Telephone: 512-415-8790

Comments:

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Elizabeth Fletcher

Your Name (please print)

71030 Wood Hollow Dr. #306

Your address(es) affected by this application

☐ I am in favor
☒ I object

6/23/2015
Date

Signature

Daytime Telephone: 713 294 4138

Comments: We do not want another high rise put up in our beautiful neighborhood. We do not want more traffic. We do not want any more trees torn down for "development". As a former COA employee, I believe this PUD will harm our city, not enhance it.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810